



**Copthorne Avenue, SW12**

**£1,350,000**

**Dexters**



## Copthorne Avenue, SW12

A four bedroom, two bathroom, semi detached double fronted home extending over 2,360 sq.ft over three floors with a garage, off-street parking and vast mature garden.

Set back from the road behind a well presented front garden, this charming home impresses from the onset. The ground floor comprises a large reception room, dining area, separate kitchen and a utility room leading to an integral garage. Over the first and second floors there are four bedrooms, two bathrooms and a large roof terrace overlooking the rear garden, inclusive of the principle bedroom with has a large walk-in wardrobe leading to a sizable ensuite bathroom. The rear garden transports you out of London to a peaceful countryside setting, perennial borders along with mature fruit trees edge a large lawn.

Copthorne Avenue is situated close to Clapham South, Abbeville Village and Streatham Hill with Underground and Mainline services offered via Balham and Streatham Hill, there are also many excellent bus routes nearby. Tooting Common and a quaint parade of local shops on Emmanuel Road is on the doorstep and Clapham Common is within easy reach. There are also several highly rated schools in the local vicinity including Telferscot and Henry Cavendish both rated outstanding.

### Features

- Freehold Home
- Four Bedrooms
- Two Bathrooms
- Front & Rear Gardens
- Private Roof Terrace
- Garage & Off Street Parking







# Copthorne Avenue, London, SW12



Total area (approx.) : 220 sq. m (2368 sq. ft)  
Total roof terrace area (approx.) : 43.6 sq. m (469 sq. ft)