



Cathles Road, SW12

£1,675,000

Dexters



Cathles Road, SW12

This substantially larger-than-average Victorian home has been fully extended and meticulously refurbished to an exceptional standard, creating a property that is both impressive and highly functional.

The accommodation is arranged over three floors and extends to 2,128 sq ft. On the ground floor, a double reception room features a large bay window, oak flooring and detailed ceiling corning. To the rear, a vast kitchen/breakfast room is fitted with an extensive range of attractive wall and base units, integrated appliances, and a central island with adjoining lounge area. Bi-folding doors open directly onto low-maintenance garden, which by comparison is one of the largest on the road. An inventive addition is situated on the lower ground floor in the form of a superb jacuzzi room. Across the first and second floors there are five double bedrooms, each with fitted storage, and three bathrooms. The principal bedroom occupies its traditional position on the first floor, while the spacious upper room within the converted loft offers an alternative option for a main bedroom.

Cathles Road is ideally located for easy access to Clapham South (2 minutes) and Balham stations (Northern Line and National Rail), as well as the wide range of local shops, restaurants, and bars found in Balham Hill, the Nightingale Triangle, and Abbeville Village.

Features

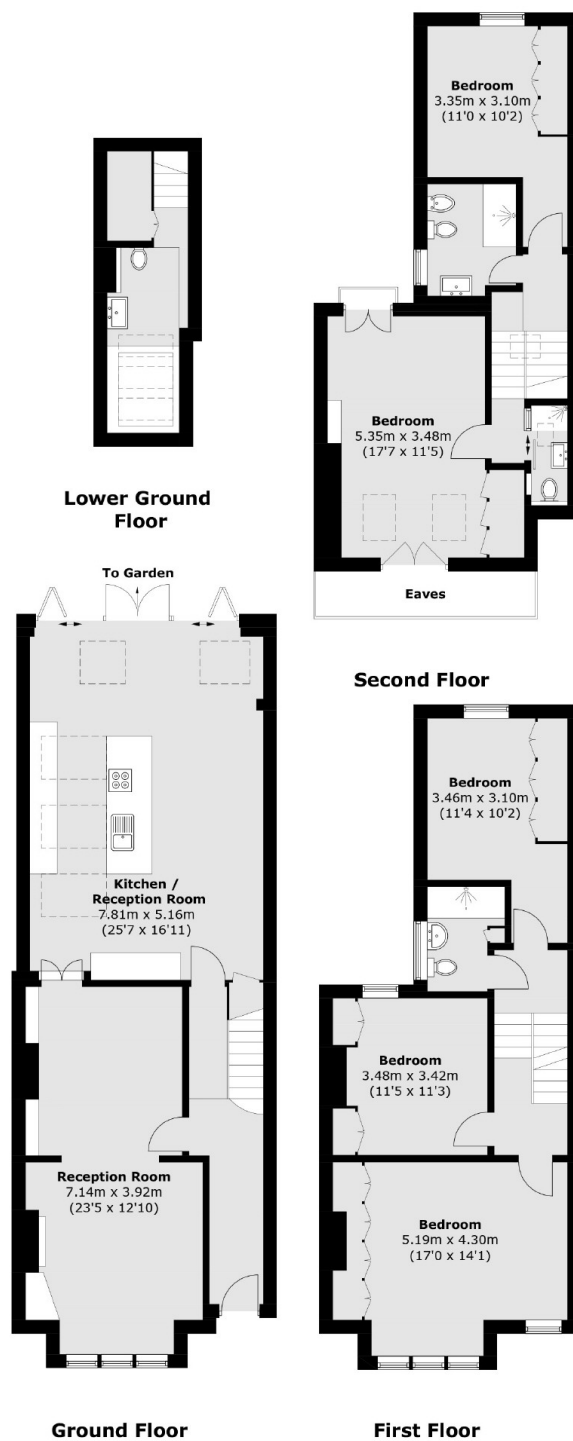
- Freehold House
- Double Reception Room
- Extended Kitchen
- Five Double Bedrooms
- Four Bathrooms
- Chain Free







Cathles Road, London, SW12



Total area (approx.): 197.7 sq. m (2,128.0 sq. ft)
(Excluding Eaves)

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Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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Estate Agent
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