



Clarence Avenue, SW4
£1,575,000

Dexters



Clarence Avenue, SW4

An exceptional and unique, double-fronted, 1930's semi-detached home providing an impressive 2,150 sq.ft of refined living and entertaining space over two, vast, lateral floors, with two enclosed south facing gardens and off-street parking for three cars.

Representing a rare and exciting opportunity to acquire one of only a very minimal number of sprawling homes from this period within such close proximity to the Abbeville Village. Set back from the road, the property is approached via a private driveway and is surrounded on three sides by private gardens, one measuring 50 ft. Inside, a wide hallway provides access to all main ground floor rooms, including a 31 ft, double reception room with a large bay window, a wood burning stove and direct access on to the rear garden, a well equipped Italian kitchen with an adjoining dining room, and a further family/games room which opens via bi-folding doors on to the side garden. Over the first floor, there are four large bedrooms, an office and a wonderful family bathroom with both bath and walk in rain shower. In addition, the property benefits from a vast boarded loft, providing excellent storage.

Enviably situated within easy walking distance to the Abbeville Village with its boutique shops, restaurants and cafés, Clapham Common and two

Features

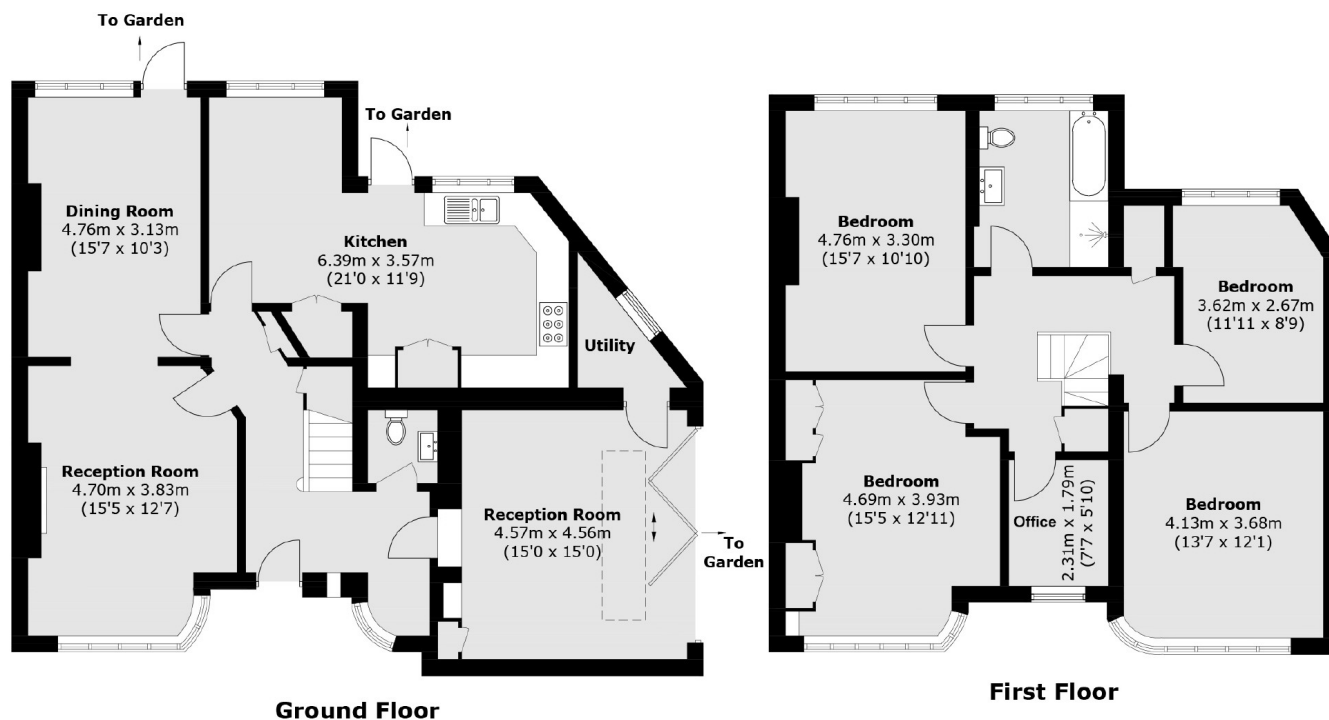
- Semi-Detached
- Three Reception Rooms
- Italian Kitchen
- Utility Room
- Off-Street Parking
- South Facing Gardens







Clarence Avenue, London, SW4



Total area (approx) 201.4 sq. m (2,167.8 sq. ft)