Lugus HOMES

12 Brook Close, London, SW17 7BT

Asking price £899,999

3 1 1 C

# 12 Brook Close

## London, SW17 7BT

Asking price £899,999

- Turnkey freehold home
- Three good-sized bedrooms
- Stoves electric range cooker
- Guest WC on ground floor
- Off-street parking to front
- Fully refurbished throughout
- Modern kitchen with stone worktops
- Double fridge freezer included
- Bright living room overlooking south-facing garden
- 0.4 miles to Balham Northern Line & National Rail

Tucked away on a quiet cul-de-sac just off Balham High Road, this beautifully refurbished three-bedroom freehold house offers stylish, turnkey living in a highly sought-after location.

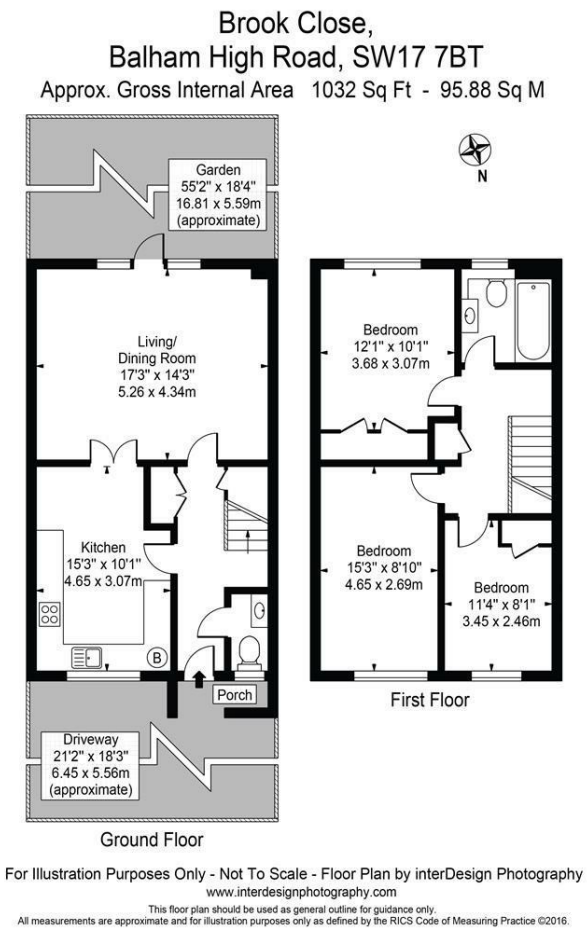
The property has been finished to a high standard throughout and features a modern kitchen with stone worktops, a Stoves range cooker with induction hob and a double fridge freezer. The ground floor includes a bright reception room overlooking the south-facing garden and a guest WC. Upstairs are three well-proportioned bedrooms, a contemporary family bathroom and additional loft storage.

Further benefits include a south-facing garden and off-street parking.

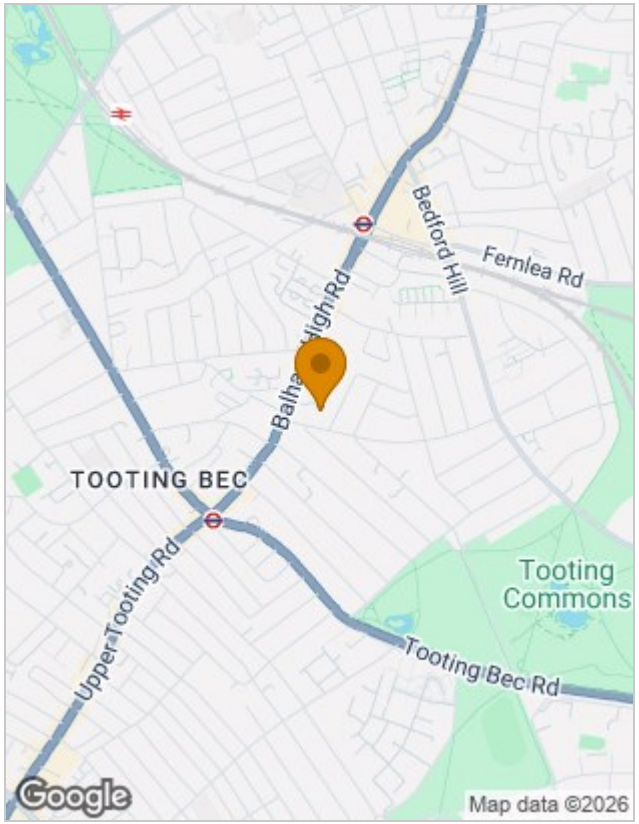
Ideally located just 0.4 miles from Balham Underground (Northern Line) and National Rail stations, with Balham's excellent cafés, restaurants and shops close by, making this an ideal home for families, professionals or first-time buyers.

Directions

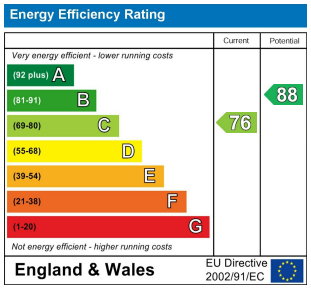
## Floor Plans




## Location Map




## Energy Performance Graph




## Viewing

Please contact our Lugus Homes Office on 07787 560885
if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

24 Lower Downs Road, Raynes Park, London, SW20 8QG
Tel: 07787 560885 Email: info@lugushomes.co.uk lugushomes.co.uk