



## Scholars Road, SW12 £1,150,000

This end-of-terrace freehold home is naturally arranged over two floors and has a 36 ft west-facing garden. Presented in good order throughout, the property currently comprises two reception rooms, a well-equipped kitchen, three bedrooms, a family bathroom and a further ground-floor cloakroom. The property retains the potential to extend STPP, and is offered chain-free.

Scholars Road is a quiet residential street in the heart of the Hyde Farm, Tooting Bec Common is at the end of the road, whilst the many shops, bars and restaurants of central Balham, along with Northern Line and British Rail stations are close by. The area is also serviced by an excellent selection of schools across both the state and private sectors.

### Features

Freehold Home  
Two Reception Rooms  
Three Bedrooms  
West Facing Garden  
Potential To Extend  
Chain Free

# Scholars Road, London, SW12



**Ground Floor**

**First Floor**

Total area (approx.): 114.9 sq. m (1236.7 sq. ft)

# Dexters

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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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