



BURNTWOOD LANE, SW17

£1,250,000

- Victorian freehold house
- Off street parking
- Scope to extend (STPP)
- Large south facing garden
- Separate home office
- Energy rating: D



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ABOUT THE HOME

A spacious end-of-terrace Victorian family home, with a large south-facing garden. The property has three double bedrooms, a home office on the ground floor and a garden studio. Original Victorian features include fireplaces, high ceilings and wood floors. The house is beautifully decorated and double-glazed with timber sash windows.

The kitchen-diner is modern and bright with plenty of room for entertaining and large full-width French doors to the garden. A wide patio leads to the house via another set of French doors. The two reception rooms are connected by double-doors that create a flowing space. The principal bedroom is exceptionally wide and light and there are two contemporary bathrooms. Situated on a wide plot, the property has a side path and a private driveway suitable for large vehicles. There is generous storage throughout, and scope to extend into the loft, cellar and patio (STPP).

Local parks include Wandsworth Common, Garratt Green and the new Springfield. Excellent rail links are provided by Earlsfield overground station and Tooting Broadway Underground.







Total area (approx.): 129.4 sq. m (1392.9 sq. ft)
 Outbuilding area (approx.): 15.3 sq. m (164.6 sq. ft)

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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.