



## LYDDEN GROVE

Earsfield, SW18



## LYDDEN GROVE EARLSFIELD, SW18

A three-bedroom period family home in this popular Earlsfield location.



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Local Authority: London Borough of Wandsworth

Council Tax band: E

Tenure: Freehold

Guide Price: £950,000

A generous three-bedroom family home of approximately 1,250 sq ft, benefitting from a sought-after south-facing garden. The welcoming entrance hall leads into a bright double reception room with a bay window and excellent entertaining space, opening into a well-appointed open-plan kitchen and dining room with doors onto the garden.

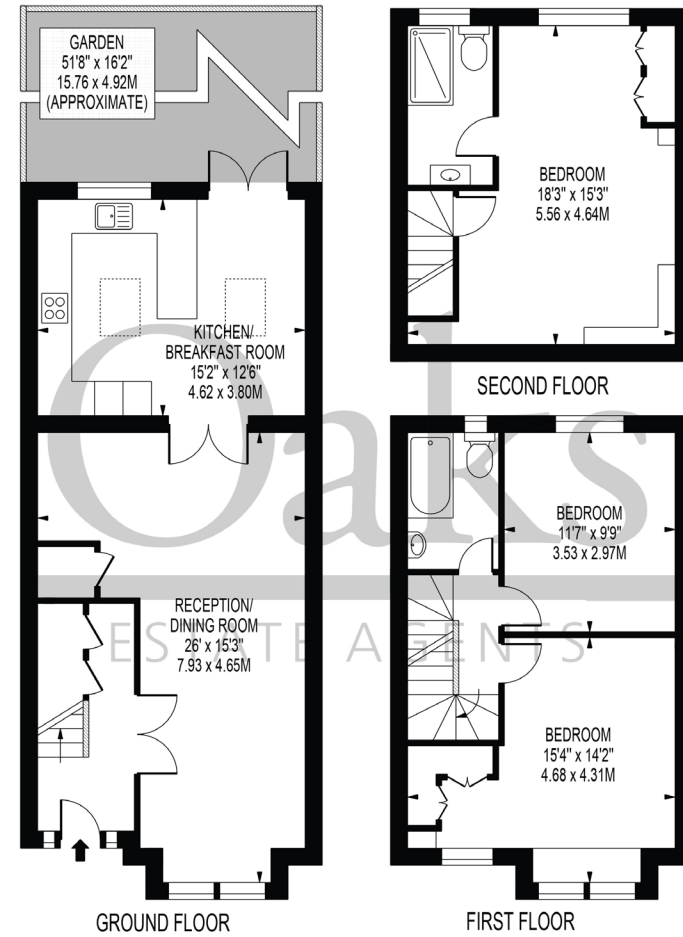
Arranged over the upper floors are three double bedrooms, including a spacious principal suite with a modern en-suite shower room and built-in storage. Two further double bedrooms sit on the first floor, served by a contemporary family bathroom.

Externally, the property boasts a 51ft south-facing garden with a patio ideal for al fresco dining leading onto a level lawn, perfect for family living.



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APPROXIMATE GROSS INTERNAL FLOOR AREA: 1248 SQ FT - 115.95 SQ M



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(Including Basement / Loft Room)

Approximate Gross Internal Area = 115.94 sq m / 1,248 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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