



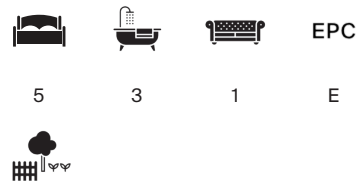
EATONVILLE VILLAS

Wandsworth SW17



FIVE BEDROOM DETACHED HOME

A well presented and generously proportioned five-bedroom family home, arranged over three floors and extending to approximately 1,955 sq. ft., ideally located in the heart of Balham.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £1,450,000



The ground floor offers excellent entertaining space, featuring a bright and elegant bay-fronted reception room with high ceilings, period proportions and a feature fireplace. To the rear, a spacious dining room flows through to the kitchen, which in turn opens into a charming family room with direct access to a well-sized garden, creating the perfect setting for both everyday living and entertaining.

Upstairs, the first floor comprises two particularly large double bedrooms, both with excellent proportions, alongside another bedroom/study and a family bathroom.

The second floor provides two additional bedrooms, a good size bathroom & useful eaves storage.

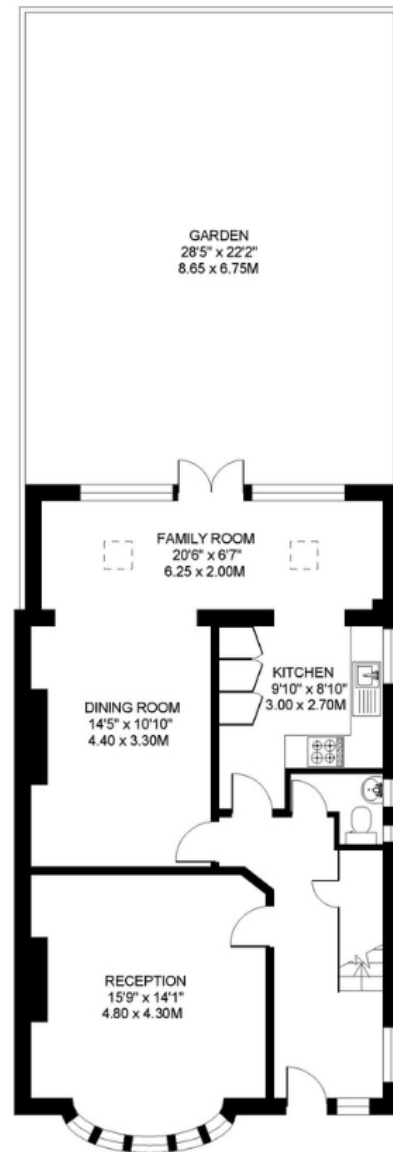
The property is presented in good decorative order throughout, retaining a warm and inviting feel, with ample natural light and well-balanced accommodation.



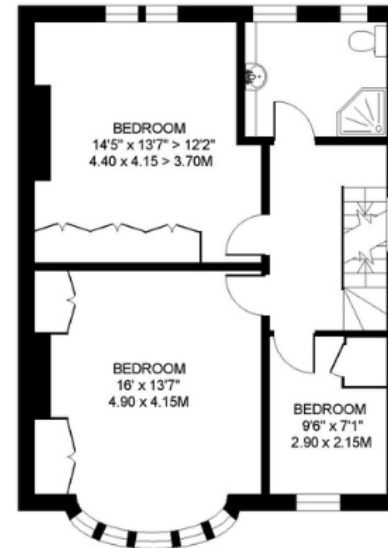




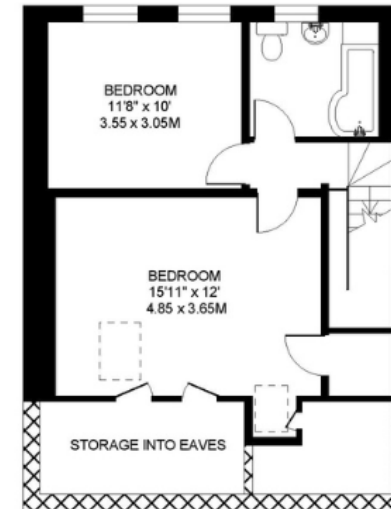
EATONVILLE VILLA'S BALHAM SW17



GROUND FLOOR 772 SQ.FT.



FIRST FLOOR 617 SQ.FT.



SECOND FLOOR 458 SQ.FT.

Approximate Gross Internal Area = 181.6 sq m / 1,955 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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