



DAGNAN ROAD, SW12

£1,050,000

Three/four double bedrooms

Three bathrooms

Maisonette

Private garden

Roof terrace

Energy rating: d.

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ABOUT THE PROPERTY

This stunning Victorian maisonette, which has been fully extended to create 1,564 square ft of versatile space, benefits from a private south facing garden, roof terrace and a share of freehold.

Dagnan Road is an incredibly quiet residential road, conveniently located between Clapham South and Balham. With an endless choice of local amenities on your doorstep. There is easy access to Tooting Bec and Clapham Common, as well as frequent Northern Line, Southern Railway and Thameslink services.







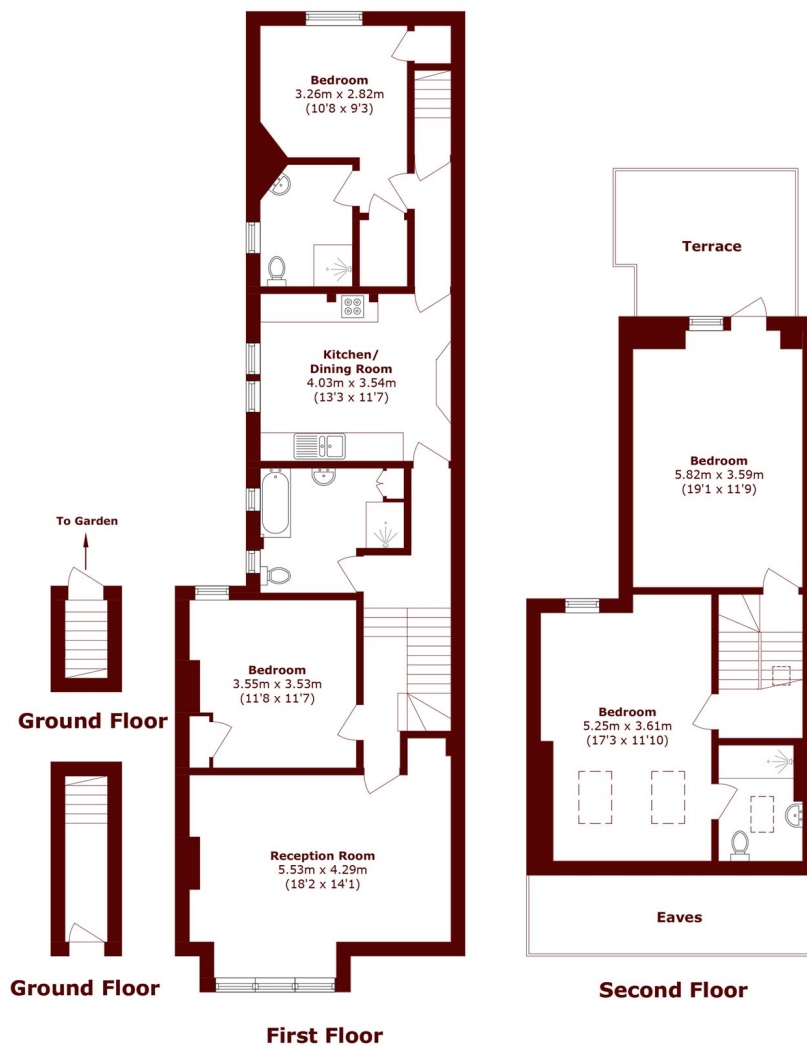
FURTHER DETAILS

On the first floor, the bright reception room spans more than 5.5m wide, catering for sizeable living area and a large dining table. Time and care has been taken in retaining/restoring all of the original features, including a beautiful fireplace, cornicing, and sash windows complete with bespoke shutters. Down the hall, there is a large double bedroom, a family bathroom, and a spacious kitchen dining area filled with natural light. To the rear of the property, there is another double bedroom with an en-suite, and separate stairs leading down to the private, sunny, south-facing garden.

The second floor has recently been added and really does offer an amazing sense of space. The work carried out has



STEP INSIDE DAGNAN ROAD



Total area (approx.): 145.3 sq. m (1564.0 sq. ft)

Terrace Total (approx.): 11.2 sq. m (120.5 sq. ft)

(Excluding Eaves)

Balham & Clapham South
020 7326 9920

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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