



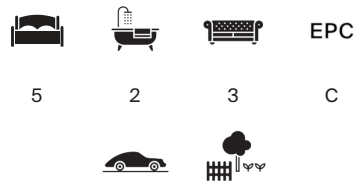
## HERONDALE AVENUE

Wandsworth, SW18



# HERONDALE AVENUE WANDSWORTH, SW18

An exceptional five-bedroom semi-detached house with off-street parking and a 75-foot South-West facing garden, located on one of the most popular roads in the Magdalen Estate and Wandsworth.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £2,750,000



## A BEAUTIFUL FAMILY HOME IN WANDSWORTH

Positioned on one of Wandsworth's most desirable roads, this semi-detached family home offers approx. 2,560 sq ft of bright, well-arranged space, off-street parking and a superb south-west facing garden, with further extension potential (STPP). The ground floor includes a light reception room, separate dining room, a garden room opening onto the garden, a spacious kitchen/breakfast room and a WC. Upstairs are three double bedrooms, a single bedroom/study and a family bathroom, plus a large top-floor bedroom with its own bathroom—ideal as a principal suite, guest room or home office. The generous south-west facing garden enjoys excellent afternoon and evening sun and provides great space for outdoor dining and family living. A rare opportunity to secure a substantial home with flexible accommodation and scope to enhance, in a prime SW18 location. Please Note: The conservatory is measured from window to window, not ledge to ledge.









Approximate Gross Internal Area = 242 sq m / 2,605 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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