

**PORTERS ESTATE AGENTS**  
RESIDENTIAL SALES, LETTINGS & MANAGEMENT

**ANDREW CROFT & CO**  
SOLICITORS & NOTARY PUBLIC



240 Balham High Road  
London SW17 7AW  
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DX: 41604 Balham



# Cambray Road London SW12 0DY - Guide Price £1,150,000 FREEHOLD



Council Tax: London Borough of Wandsworth  
Band E  
£2388 for 2026/2027

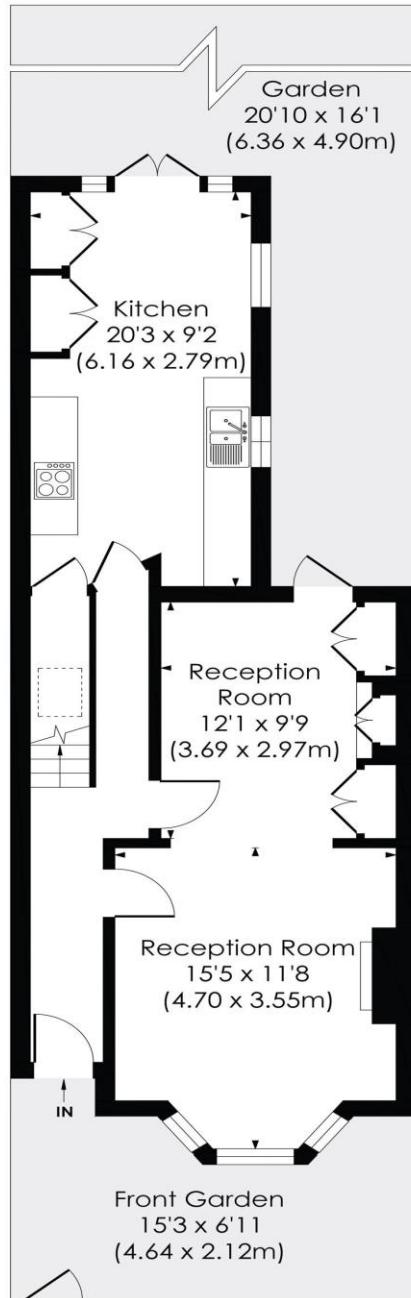
We are extremely delighted to offer this three-bedroom Victorian home offering just under 1,200 square feet with scope to extend (STTP). This is the first time to market in over 30 years and is listed with no chain. The home has been well cared for offering 3 double bedrooms, family bathroom and large lounge/reception with a good-sized kitchen/diner, plus pantry. It's pleasing to see that some of the fireplaces have been retained including double glazed sash windows. Ideally positioned close to amenities such as; schools, commons and Northern / Overground Stations. Early viewing is highly recommended to live in one of the few remaining houses in this area!

- First Time on Market in Thirty Years
- Three Double Bedrooms
- Victorian, Character Home
- Scope To Improve / Extend STTP
- Plantation Shutters to Front
- Long Kitchen Diner with Pantry
- French Doors onto Courtyard Garden
- Walking Distance to Balham Northern Line / Overground
- Walking Distance to Schools and Green Space
- No Chain

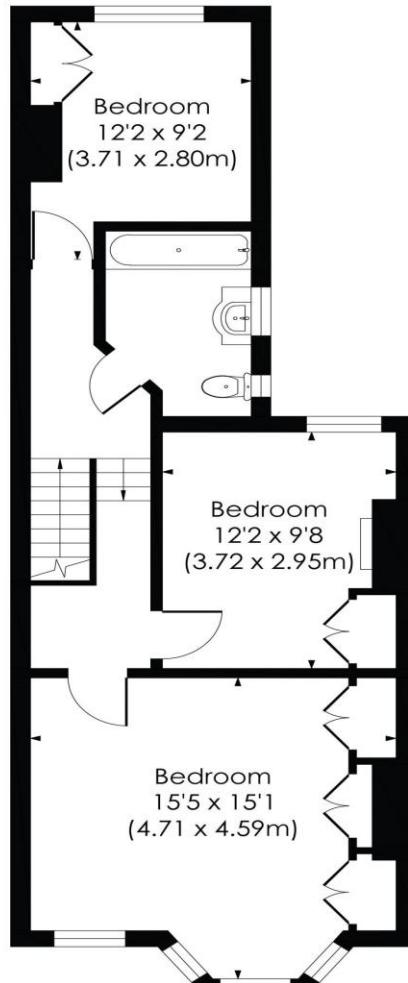
## CAMBRAY ROAD, SW12

Approx. Gross Internal Floor Area

**1185 Sq. ft/110.08 Sq. m**



GROUND FLOOR



FIRST FLOOR

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Bedroom 3	Bedroom 2	Rear Garden

## Welcome to Porters Estate Agents

We are a multiple award-winning independent family owned estate agency and we believe in providing a very personal service to all of our clients, you will hear the same voices when you phone and see the same faces when you visit. We will endeavour to go out of our way to provide you with service levels above your expectations and that hopefully you will recommend us to friends and family.

Porters Estate Agents look to make long term business relationships with our clients, assisting you with your future property requirements. Unlike corporate estate agents we limit the number of properties we advertise at any one time to a maximum of 15, you will be our big fish in a small pond, ensuring you receive our attention whenever required.