



## ELMFIELD ROAD, SW17

£1,250,000

Three Double Bedrooms  
Amazing Potential  
Large South Facing Garden  
Chain Free  
Victorian  
Excellent Links

@marshandparsons  
marshandparsons.co.uk

MARSH &  
PARSONS



# ABOUT THE PROPERTY

A three double bedroom, two bathroom semi detached Victorian house with enormous extension potential. Very few houses in the local area can offer so much scope while retaining a sizeable south facing garden.

Elmfield Road is quietly positioned between Balham High Road and Bedford Hill, with an easy walk to Tooting Bec Common. Locally there is a great choice of bars, pubs, restaurants and Balham Station with frequent Northern Line and Southern Railway services.



# STEP INSIDE ELMFIELD ROAD



Total area (approx.): 117.6 sq. m (1265.8 sq. ft)

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

MARSH &  
PARSONS