



St Catherines Close

Wandsworth Common, SW17

Asking Price £725,000

Bright and much sought after modern house with two bedrooms, balanced entertaining space, sunny rear garden and the benefit of a garage set within a desirable development located close to Wandsworth Common.

CHESTERTONS



St Catherines Close

Wandsworth Common, SW17

- Desirable modern freehold house with a garage
- Beautifully decorated throughout
- Set within a sought after private development
- Spacious reception room with potential to extend (STPP)
- Stylish kitchen
- Two double bedrooms
- South facing garden
- Good storage, including a large loft space
- Close proximity to the open space of Wandsworth Common
- A short walk from Wandsworth Mainline and Tooting Bec Underground stations



Chestertons are pleased to offer this beautifully presented freehold house, situated within the sought-after modern development of College Gardens. The property offers well-balanced accommodation arranged over two floors and is beautifully decorated throughout, with a front garden leading to the entrance.

The ground floor comprises a welcoming entrance hallway, a modern kitchen with integrated oven and hob, fridge freezer, and space for a washing machine and dishwasher. To the rear is a spacious reception room with a dedicated dining area, which provides direct access to the garden.

The approximately 20ft sunny rear garden is predominantly laid to decking and artificial lawn, with mature planted borders, providing an attractive and low-maintenance outdoor space.

Upstairs are two well-proportioned double bedrooms, with the principal bedroom benefiting from built-in wardrobes and the second featuring air conditioning. There is also a modern bathroom and a useful airing cupboard. A loft space provides additional valuable storage.

A further benefit is the garage, conveniently located within St Catherine's Close.

College Gardens is a desirable modern development situated just off Beechcroft Road, close to Wandsworth Common. The transport links at both Tooting Bec and Wandsworth Common are within approximately a ten-minute walk, while the popular bars, restaurants, cafés and boutiques of Wandsworth Common and Balham are also easily accessible.

Tenure: Freehold
Service Charge: £0
Ground Rent: £0
Local Authority:
Council Tax Band:

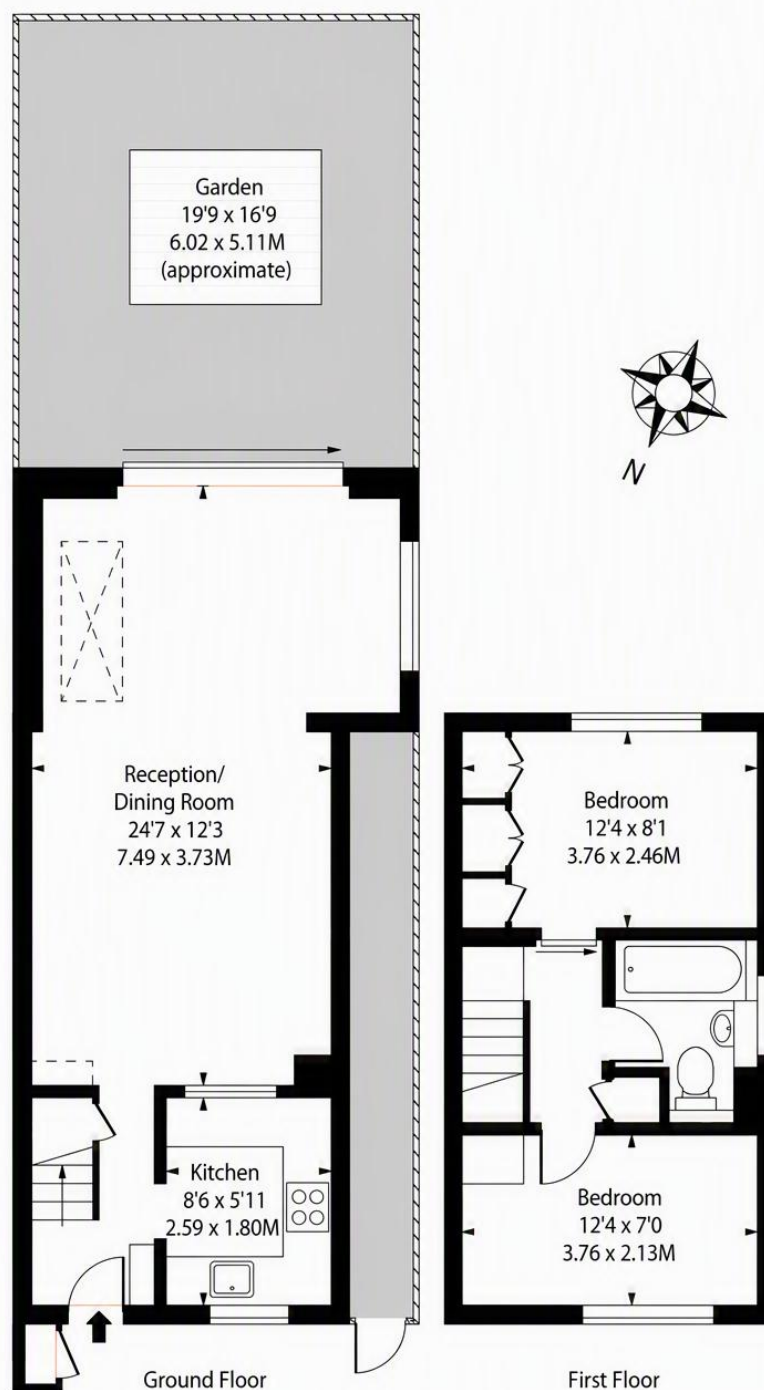
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Chestertons Wandsworth Common Sales

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St Catherine's Close, SW17



Approx Gross Internal Area 716 Sq Ft - 66.52 Sq M

(Includes Limited Use Area - 18 Sq Ft)

Drawn in accordance with IPMS 2: Residential

For Illustration Purposes Only - Not to Scale

Ref: No. 43530

