



## FERNLEA ROAD, SW12

£825,000

Two double bedrooms

Two bathrooms

Victorian

Large garden

Chain free

Share of freehold

@marshandparsons  
marshandparsons.co.uk

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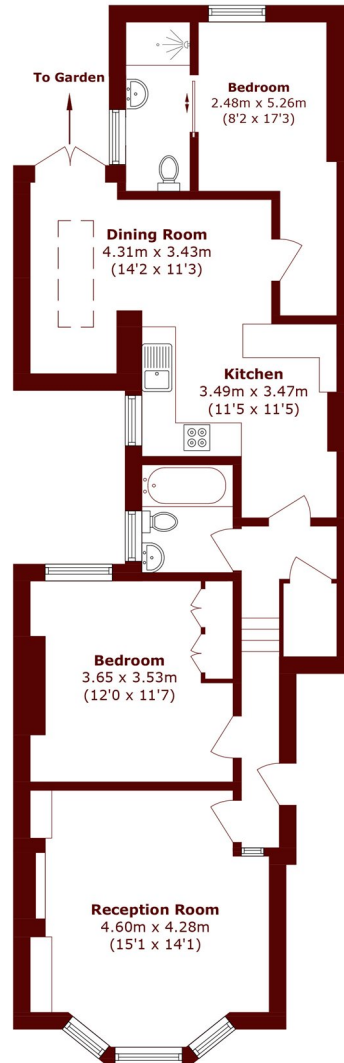
# ABOUT THE PROPERTY

Having undergone extensive redecoration throughout, this beautiful semi detached garden flat really does offer the full package. With time and care invested in every corner, this is as stress free as a period home can be. Further to this, there is side access, as well as direct rear access onto a large private stretch of garden (to the left) which has recently had brand new decking installed to enjoy the sunnier days.

Fernlea Road provides easy access to both Tooting Bec Common and Balham High Road. Locally you will find some outstanding local restaurants, great pubs and a wide range of shops. Balham station is just a short walk with both Northern Line and National Railway services.



# STEP INSIDE FERNLEA ROAD



Total area (approx.): 79.28 sq. m (853.3 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

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