



SARSFELD ROAD, SW12

£1,650,000

- Semi-detached
- Side return extension
- Close to Balham and Wandsworth common
- Chain free





## ABOUT THE HOME

A charming four bedroom plus study Victorian semi-detached house in a prime position on one of the most sought after roads in Balham. This terrific family homes offers just shy of 2500 square feet of internal space and has been extended on the ground floor to create a spacious kitchen/dining room. Upstairs offers four double bedrooms, a further study and three bathrooms.

Sarsfeld Road is a popular residential road sitting in the enviable location between Balham and Wandsworth Common, where the amenities of both areas are within easy reach. The green open spaces of Wandsworth Common are moments away and Balham mainline and underground stations are also close by offering excellent transport links to the city.





## Sarsfeld Road

Approximate Gross Internal Area = 2489 sq ft / 231.2 sq m  
 (Including Reduced Headroom / Eaves / Excluding Shared Storage)  
 Reduced Headroom / Eaves = 186 sq ft / 17.3 sq m  
 Shared Storage = 183 sq ft / 17 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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