



An exceptional four bedroom home with scope to extend (STPP), well located between Wandsworth, Tooting Bec and Balham

Eatonville Road, London, SW17

£1,375,000 Freehold

savills



Located in Upper Tooting • Four double bedrooms • Two bathrooms • WC • Large Conservatory • Decked mature garden • Cellar

### Local Information

Eatonville Road is a quiet residential road situated just off Trinity Road and to the South of Wandsworth Common and St. James's Drive.

The property is conveniently situated close to the recreational facilities of Wandsworth Common, and the many restaurants and shops in Tooting and Bellevue Road.

Transport is good with Tooting Bec underground station (approximately 0.3 miles away) and Balham station (approximately 0.6 miles away) providing Northern Line and overground services into the city, along with numerous bus routes.

### About this property

This beautifully presented home is ideal for both entertaining and family living, complete with a landscaped garden and conservatory.

The front of the house has a large dining room which enjoys plenty of natural light from a bay window, and a decorative original fireplace. The dining room opens to a large kitchen with a wide range of fitted units and integrated appliances, including a Rangemaster cooker.

The main hallway has a door to a cellar with a built in workbench and shelves. It also leads to a utility room with a Belfast sink, plenty of storage and access to a WC.

The rear of the ground floor features a light and airy reception room, with another original working fireplace and ample entertaining space. This leads seamlessly into the large conservatory, which in turn provides direct access to the decked garden.

The first floor hosts three double bedrooms, the largest of which is bathed in natural light from the bay window, and two of which feature original fireplaces. There is a large family bathroom with a deep bath and separate shower unit.

Another large bright double bedroom (formerly two bedrooms, but brought together as one) and bathroom are found on the second floor, along with plenty of hidden loft storage.

### Tenure

Freehold

### Local Authority

Wandsworth

### Energy Performance

EPC Rating = D

### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.

Telephone: +44 (0) 20 8673 4111.










Eatonville Road, London, SW17  
Gross Internal Area 1990 sq ft, 184.9 m²

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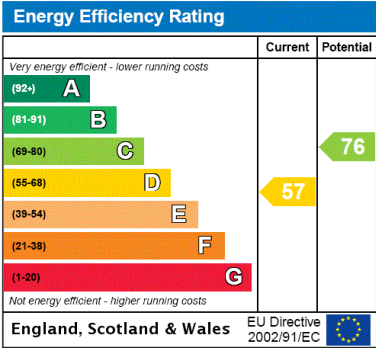
**Helen Hammond**  
Clapham  
**+44 (0) 20 8673 4111**  
helen.hammond@savills.com

Eatonville Road, SW17  
Gross internal area (approx)  
184.87 sq m 1990 sqft

Key :  
CH - Ceiling Height



For Identification Only. Not To Scale.  
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