

A fantastic four bedroom family home with a wonderful garden.

savills

Reception Room • Kitchen • Family Room • Four Bedrooms • Study • Two Bathrooms • Garden

Local Information

Bracken Avenue is a popular road in the 'Nightingale Triangle', and is ideally located to benefit from its close proximity to Clapham Common.

There is a good selection of shops and restaurants on Nightingale Lane, Northcote Road and Bellevue Road; as well as supermarkets in both Balham and Clapham South.

Clapham South underground station provides the nearest transport with services into both the City and West End.

The area also offers an excellent selection of schools.

About this property

Set back from the road behind a pretty front garden is this four bedroom family home, which offers plenty of flexible living and entertaining space.

The house retains many of its original features such as, cornicing and high ceilings. The ground floor comprises a welcoming hallway which gives access into a wide reception room to the front which has a gas fire and plenty of natural light from the large windows. There is a kitchen/dining room to the rear. The kitchen features a wide range of modern units with integrated appliances, the generous entertaining space is further extended by doors opening out on to the garden. A major feature of the house is the south west facing garden which is ideal for al fresco dining.

The first floor comprises two generous double bedrooms and a smaller third bedroom (which also fits a double bed), together with a family bathroom. The second floor completes the accommodation with a wonderful principal bedroom, en-suite shower room and a separate study/single bedroom.

The property further benefits from generous eaves storage and ample storage space throughout.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office. Telephone: +44 (0) 20 8673

4111.



















OnTheMarket.com



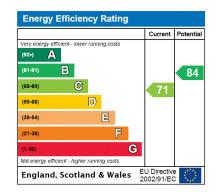
savills.co.uk helen.hammond@savills.com

Bracken Avenue, SW12

Gross internal area (approx.): 140.3 sq.m. (1510 sq.ft.) Plus eaves storage 9.9 sq.m. (107 sq.ft.) For identification purposes only. Not to scale. Floorplanners ©







Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact, 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220404AXMC

