



Immaculately presented four bedroom home with a landscaped garden.

Fircroft Road, London, SW17

£1,100,000 Freehold



Beautifully presented home • Contemporary kitchen with integrated appliances • Well-planted garden • Located on a quiet residential road • Excellent transport links nearby • Close to the green open spaces of Tooting and Wandsworth Commons

Local Information

Fircroft Road is a popular residential road close to the shops, wine bars and restaurants of Tooting Bec and close to Balham and its amenities.

Transport is good with Tooting Bec Station providing the nearest underground transport via the Northern Line and Wandsworth Common railway station offering direct services north of the river to Victoria and London Bridge.

There are many choices of nurseries in the local area including the Kindergarten Group and Eveline Day Nursey, whilst local schools include the sought after Finton House School on Trinity Road.

About this property

Set back behind a pretty front garden is this beautiful four bedroom family home.

To the front there is an attractive reception room which is flooded with light from the large bay window complete with plantation shutters. This room features two fireplaces with alcove shelving units either side. The reception leads through to the light and spacious kitchen/dining room which is flooded by natural light from the sky lights. There is a central island offering extra storage as well as many integrated appliances. Doors

open out to the landscaped garden which is perfect for al fresco dining.

The first floor comprises two double bedrooms, a family bathroom and third single bedroom/study.

The second floor completes the accommodation with a very large double bedroom and a shower room. This floor also benefits from generous eaves storage.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = E

Viewing

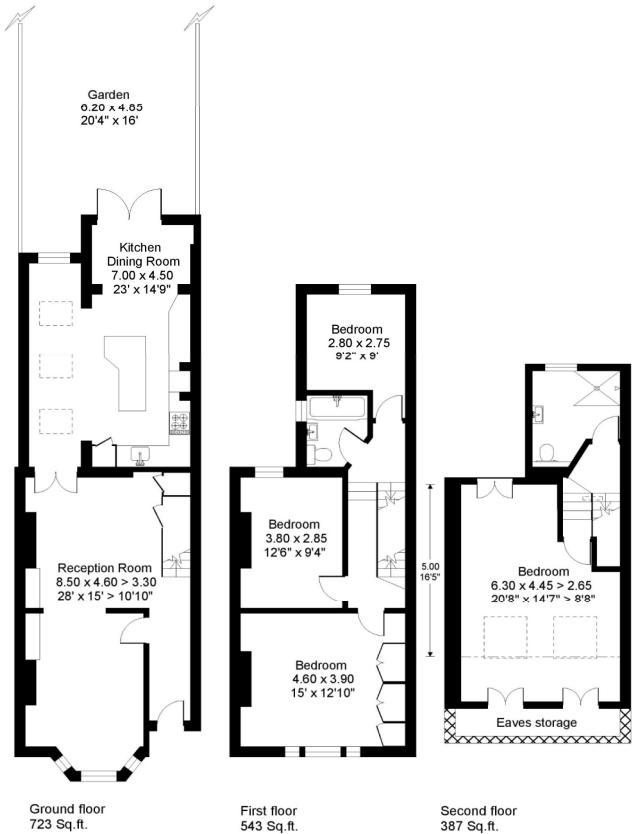
All viewings will be accompanied and are strictly by prior arrangement through Savills Clapham Office.
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Fircroft Road, London, SW17
Gross Internal Area 1653 sq ft, 153.6 m²

Fircroft Road, SW17
Gross internal area (approx.):
153.6 sq.m. (1653 sq.ft.)
Plus eaves storage 3.7 sq.m. (40 sq.ft.)
For identification purposes only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	76	45
A		
(81-91)		
B		
(69-80)		
C	45	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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