



A superb four bedroom family home with a fantastic garden.

Beechcroft Road, London, SW17

£995,000 Freehold

savills

Excellent location for both Wandsworth Common and Tooting Bec Common • A fantastic 24ft garden, perfect for al fresco dining • Brilliant transport links close by • An abundance of living and entertaining space • Four bedrooms split between two floors

### Local Information

Beechcroft Road is ideally located close to both Tooting Bec Common, Wandsworth Common and the shops, wine bars and restaurants of Bellevue Road and Balham High Road.

Transport is good with Tooting Bec Station close by providing Northern line underground services, along with numerous bus routes.

### About this property

A superb four bedroom home, set back from the road, offering a wealth of living space and a 24 ft garden.

As you enter the property through the front garden you are welcomed on the left hand side by the bright and spacious double reception room. The reception room is flooded with natural light from the bay window and comprises a decorative fireplace, wooden flooring throughout creating a wonderful space to relax. The rear of the reception room is currently being used as a dining room and also features a decorative fireplace and provides access to the garden.

The kitchen/dining room is situated to the rear of the ground floor. The kitchen benefits from built in shaker style units, integrated appliances, built in shelving and space for a dining

table. The kitchen opens onto the 24 ft secluded garden which is fully paved and offers a brilliant outdoor space to enjoy in the warmer months.

The first floor boasts three bedrooms, the front bedroom is flooded with natural light and boasts a decorative fireplace. There is also a bathroom with shower on this floor. There is an additional bedroom on the second floor which has access to it's own bathroom which comprises a bath. There is also loft storage on this floor.

### 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.  
Telephone: +44 (0) 20 8673 4111.



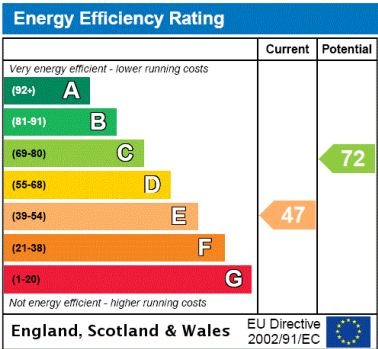
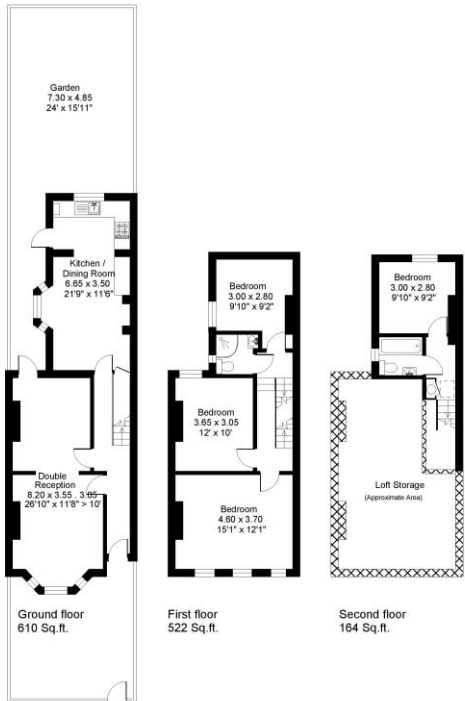


Beechcroft Road, London, SW17  
Gross Internal Area 1294 sq ft, 120.2 m²

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



Beechcroft Road, SW17  
Gross internal area (approx.):  
120.4 sq.m. (1294 sq.ft.)  
Plus loft storage 29.9 sq.m. (322 sq. ft.)  
For identification purposes only. Not to scale.  
Floorplanners ©



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