



A charming home with a fantastic south facing garden

Bracken Avenue, London, SW12

£1,225,000 Freehold



Reception Room • Kitchen/Breakfast Room • Four Bedrooms •
Two Bathrooms • Garden

Local Information

Bracken Avenue runs off Nightingale Lane well placed for the many local shops at both Clapham South and Balham. Access north of the river can be achieved from a number of stations including Clapham South underground station, (Northern Line zone 2) Balham Train and underground station and the mainline station at Wandsworth Common the links via Clapham Junction to Victoria and Waterloo.

The property is well placed for many of the local schools both private and state as well as being close to the wide open spaces of Clapham and Wandsworth Common.

About this property

A charming four bedroom home with a fantastic south facing garden in an idyllic location just off Nightingale Lane.

As you enter the property you are welcomed on the right hand side by the bright and spacious reception room which is bathed with natural light from the bay window, features a decorative fireplace, built in shelving and wooden floors throughout. The rear of the ground floor comprises the kitchen/breakfast room, which offers an abundance of space and is flooded with natural light from the windows/ floor to ceiling doors which give access to the garden. The kitchen hosts shaker style units, integrated appliances and opens onto the breakfast room which can be used as a dining

room or an additional reception room. The exceptional 31ft South facing garden is well planted and is laid part paved part grassed making it the perfect space to enjoy in the warmer months.

The first floor comprises three bedrooms, the bedroom situated to the front of the houses features a bay window, built-in wardrobes and a decorative fireplace. The bedroom to the rear also hosts built in storage and a decorative fireplace. A stunning family bathroom with a bath is also located on this floor. An additional spacious bedroom is positioned on the second floor with a Juliette balcony overlooking the garden. The top floor also benefits from eaves 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.



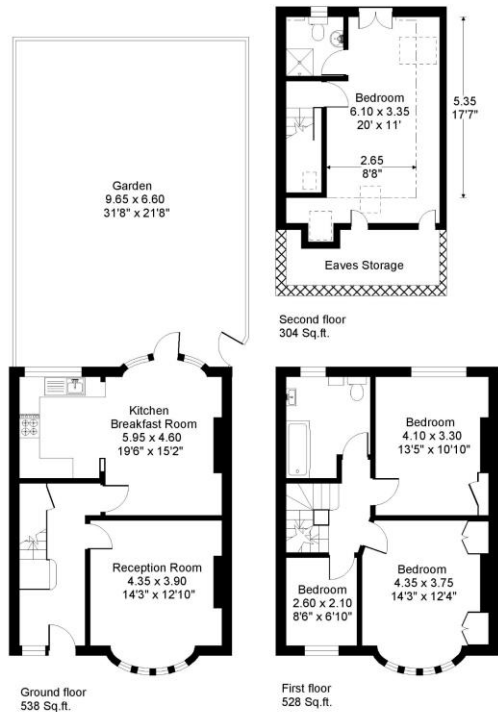


Bracken Avenue, London, SW12
Gross Internal Area 1370 sq ft, 127.3 m²

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Bracken Avenue, SW12
Gross internal area (approx.):
127.3 sq.m. (1370 sq.ft.)
Plus 6.9 sq.m. (74 sq.ft.)
For identification purposes only. Not to scale.
Floorplanners ©



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(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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