



Charming four bedroom family home perfectly positioned for the amenities of Balham and Tooting

Chetwode Road, London, SW17

Freehold



Four bedroom family home • Ideal location close to Tooting Bec Station • Private garden • Natural light throughout • Abundance of storage space

Local Information

Chetwode Road is situated close to the green open expanses of Tooting Common and the excellent shops, restaurants and supermarkets on Balham High Road.

Transport is excellent with Tooting Bec underground station approximately 0.1 miles away and Balham mainline station approximately 1 mile away providing links to Central London.

About this property

Situated on a quiet residential street moments away from Tooting Bec and Balham this is brilliant four bedroom family home comprising of 1415 sq. ft. of living space and a private garden.

As you enter the property you are welcomed into the spacious double reception room which boasts a decorative fireplace and plenty of natural light. The reception leads into the open-plan kitchen/reception room which benefits from a professional modern kitchen with fully integrated appliances and enough room for a table and chairs. The kitchen has been cleverly designed to maximize the natural light from several sky lights and floor to ceiling glass doors which provide access to the private garden.

The first floor hosts three bedrooms, the larger of which showcases a decorative fireplace and the main family bathroom complete with a standalone bath and a separate fitted shower. The second floor boasts a fourth bedroom with plenty of space including Eaves storage to the front and loft storage to the rear.

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.





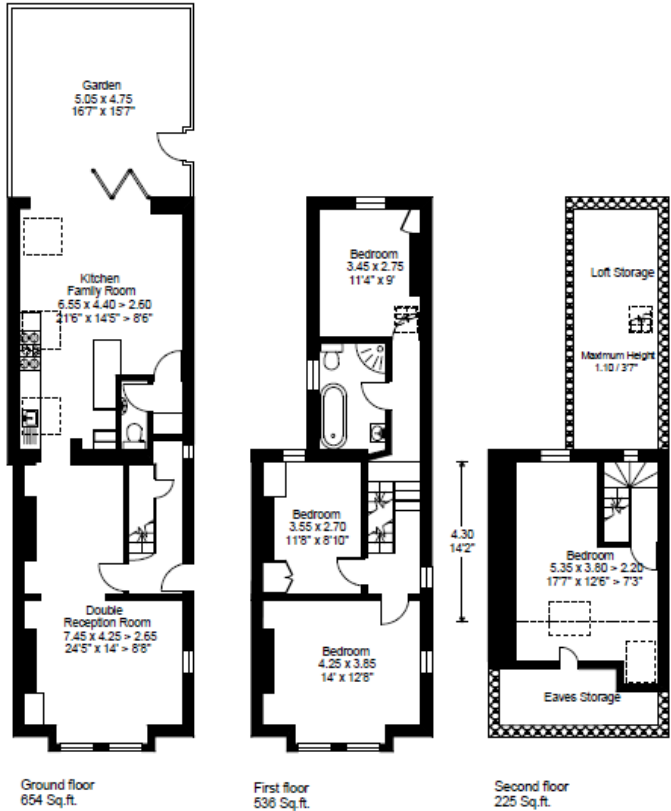
Chetwode Road, London, SW17
Gross Internal Area 1415 sq ft, 131.5 m²

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Chetwode Road, SW17

Gross internal area (approx.):
131.5 sq.m. (1415 sq.ft.)
Plus 20.3 sq.m. (218 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		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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