



A beautifully presented three bedroom house

Franche Court Road, London, SW17

Freehold

savills

Local Information

Franche Court Road is located just off Burntwood Lane and is close to the local amenities on Garrett Lane. Earlsfield Station is the nearest mainline station providing services into both Victoria and Waterloo, as well as Tooting Broadway Tube Station located close by with the Northern Line. Earlsfield provides a great selection of local shops, bars and restaurants with more extensive shopping facilities at Wandsworth Southside.

About this property

Arranged over three floors is this fabulous three bedroom terraced house. As you enter the property, on the right hand side, is the bright and spacious double reception room. The reception room benefits from a charming bay window, allowing an abundance of natural light to flow throughout, and built-in storage space. Located just off the reception room is the kitchen, which features an array of integrated appliances and access to the garden. The approximately 38ft garden features a large shed, and is a perfect space for outside entertaining and al fresco dining in the sunnier months.

The first floor is comprised of two double bedrooms. To the front of the first floor is the first double bedroom, benefitting from ample built-in wardrobe space and

natural light flowing throughout. Adjacent to this is the second double bedroom, also featuring built-in wardrobe space. To the rear of the first floor is the family bathroom. Completing the property is the second floor, which holds the third double bedroom, which benefits from a sizeable en suite bathroom.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.

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Franchise Court Road, SW17

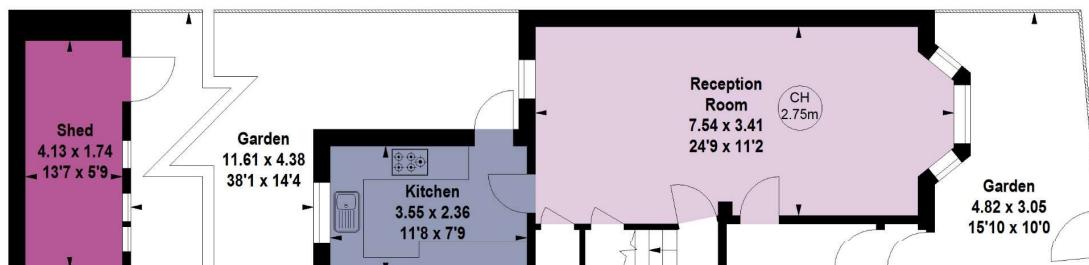
Gross internal area (approx)	104.61 sq m / 1126 sq ft
(Including Eaves Storage & Excluding Shed)	
Eaves storages area (approx)	1.86 sq m / 20 sq ft
Shed area (approx)	7.25 sq m / 78 sq ft



Second Floor



First Floor



Ground Floor

For Identification Only. Not To Scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		57
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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