



An exquisite semi-detached four bedroom house

Franch Court Road, London, SW17

Freehold



Local Information

Franch 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 immaculate floors is this wider than average four bedroom semi-detached family house. The house has been extensively refurbished to an exquisite standard by the current owner, with magnificent attention to detail throughout. The property itself offers a wealth of natural light, as well as a great deal of living and entertaining space. To the front of the ground floor is the beautifully presented reception room, featuring a large bay window allowing natural light to flow throughout and a pretty log burning stove. Leading through to the rear of the ground floor is the immaculate double height kitchen/dining area. The kitchen features a large island, which also doubles up as a breakfast bar, an array of integrated appliances as well as an abundance of natural light due to the large floor to ceiling windows and doors. Ample bi-folding doors lead out the

approximately 30ft, landscaped garden. The garden space is a perfect area for outside entertaining and al fresco dining in the sunnier months. The ground floor also features a study, utility room and W.C.

The first floor is comprised of two double bedrooms. To the front of the first floor is the first spacious double bedroom, benefitting from natural light throughout as well as a vast amount of built-in wardrobe space. Adjacent to this bedroom is the second double bedroom. To the rear of the first floor is the family bathroom, which features a walk in shower and a bath. Completing the property is the second floor which holds the principal bedroom, which features a magnificent free standing in the bedroom and luxurious en suite bathroom. The fourth double bedroom is also located on the second floor.

Tenure

Freehold

Local Authority

London Borough of Wandsworth

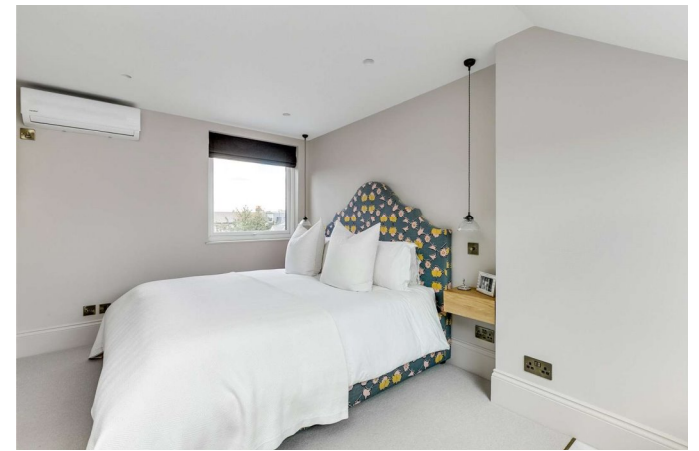
Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office. Telephone: +44 (0) 20 8877 1222.





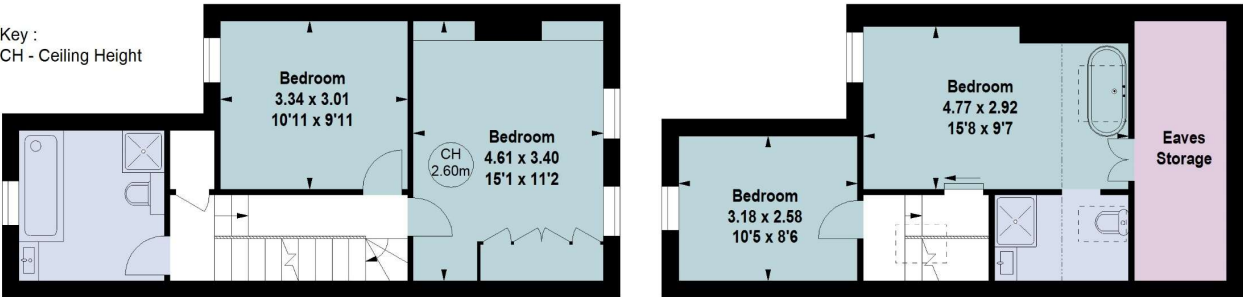
Franché Court Road, London, SW17
Gross Internal Area 1596 sq ft, 148.3 m²

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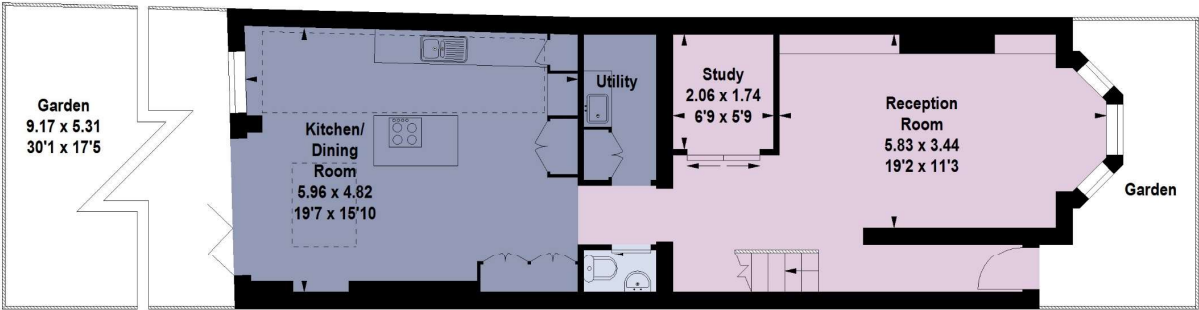
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Gross internal area (approx) 148.27 sq m / 1596 sq ft
(Including Eaves Storage)
Eaves Storage area (approx) 7.71 sq m / 83 sq ft



First Floor

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

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