



# A fantastic four bedroom family house

**Brocklebank Road, London, SW18**

Freehold





### Local Information

Brocklebank Road is a quiet tree lined street close to the green open space of Wandsworth Common. Ideally located for all the amenities of Garratt Lane, as well as the excellent choice of shops and restaurants in both Earlsfield and the Southside Centre. The area is renowned for its excellent choice of schools and there is good transport from both Wandsworth Town and Earlsfield mainline stations.

### About this property

A wonderful opportunity to acquire this attractive four bedroom family house, located on a popular road in Wandsworth. The property offers a fantastic mix of living and entertaining space and is beautifully presented throughout. To the front of the ground floor is the bright reception room, benefitting from a large bay window allowing vast amounts of natural light to flow throughout the room. To the rear of the ground floor is the open plan kitchen/dining room. The kitchen features an array of integrated appliances, ample surface space, as well as large skylights allowing natural light to flow throughout. The garden is accessed through the bi-folding doors, measuring approximately 41ft. The garden and patio area is beautifully landscaped, with a variety of trees and shrubs, making it a perfect area for both al fresco dining and entertaining in the sunnier months and relaxing.

Leading up to the first floor is where the first three bedrooms are located. The first double bedroom is situated to the front of the first floor, benefitting from vast amounts of built-in wardrobe space and natural light. There are a further two bedrooms on this floor, both of which benefit from built-in wardrobe space. The first family bathroom can also be found on this floor. Completing the property is the second floor, which holds the fourth spacious double bedroom, featuring built-in wardrobe space and access to the eaves storage. The second family bathroom is on the second floor, which benefits from both a walk-in shower and bath.

Please note these photos were taken over 6 months ago.

### 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.







Brocklebank Road, London, SW18  
Gross Internal Area 1587 sq ft, 147.4 m²

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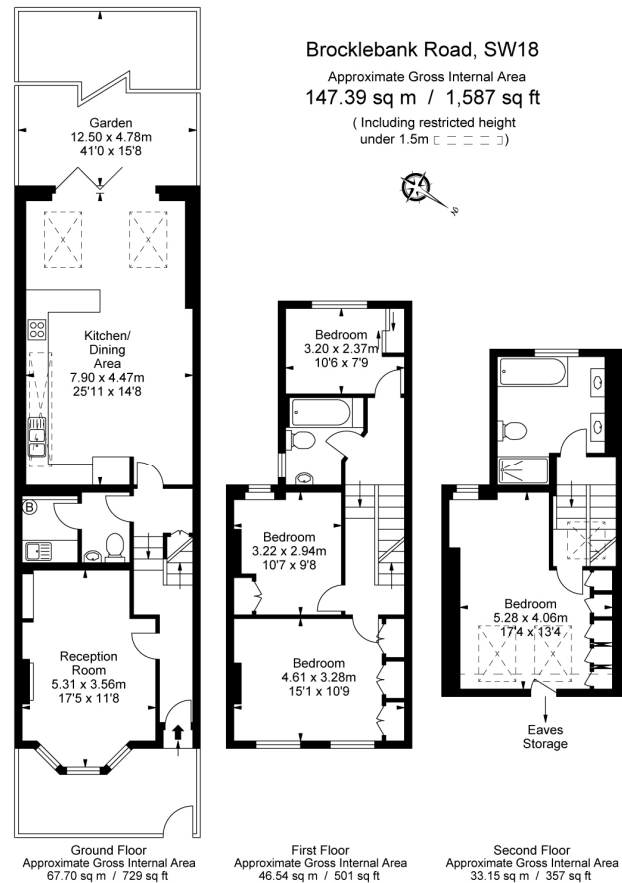
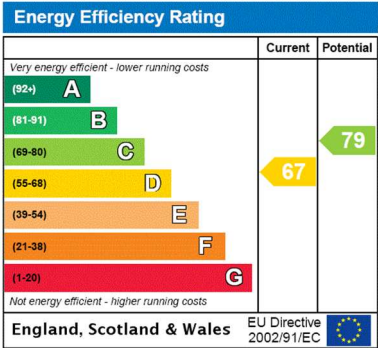


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