



Sarsfeld Road, London **SW12**



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This beautifully refurbished four-bedroom family home, brimming with character and potential, offers an ideal blend of Victorian charm and contemporary living. Situated on the sought-after Sarsfeld Road, this semi-detached property has undergone extensive renovations by the current owners, creating a stylish and modern space that is ready to move into while also offering the possibility for future extensions, with planning permission granted for the side return extension.



Guide price: £1,580,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: F



Set across three spacious floors, this home boasts 1,735 sq. ft. of internal space, complemented by additional storage areas, including a generous loft and cellar, taking the total floor area to 2,119 sq. ft. The ground floor features two bright and airy reception rooms, perfect for family living and entertaining. A sleek, newly fitted kitchen at the rear of the property opens onto a large, private garden that stretches over 22 feet-ideal for al fresco dining or children's play.

Upstairs on the first floor, you will find three well-proportioned bedrooms, with the largest offering en suite and ample space for a king-sized bed and additional wardrobe space, while the family bathroom is finished with contemporary fixtures. The second floor hosts a spacious fourth bedroom with an en suite bathroom and access to a large loft storage area, making it perfect for a master suite or a guest room.

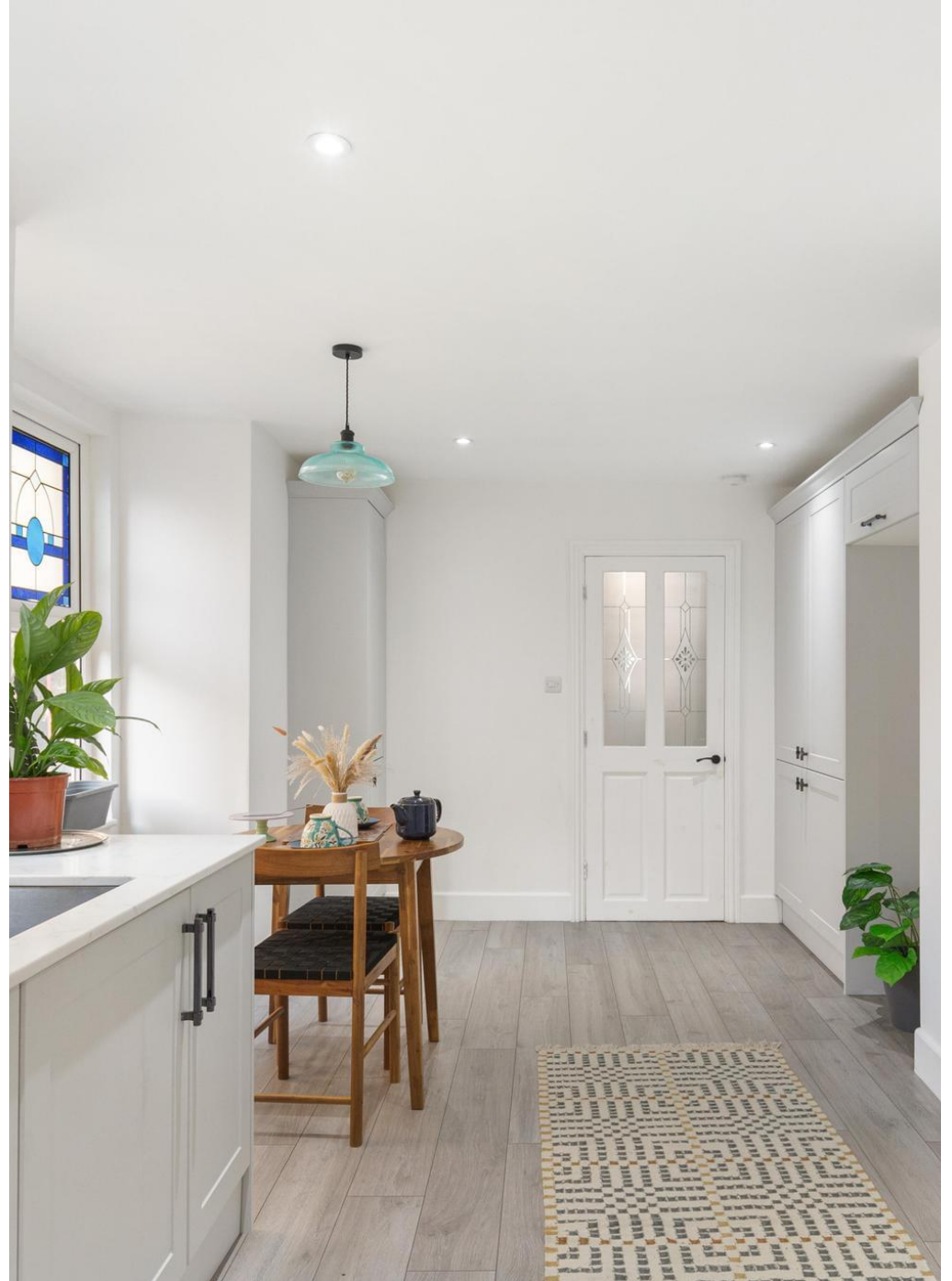
The property is located in an enviable position between the vibrant hubs of Balham and Wandsworth Common, providing the best of both worlds-tranquil green spaces on your doorstep and the lively atmosphere of nearby cafes, restaurants, and shops. The proximity to both Balham mainline and underground stations ensures excellent transport links into central London, making this an ideal location for commuters.

With its immaculate refurbishment, generous outdoor space, and further potential to extend, this home is perfect for a growing family looking to settle into one of South West London's most desirable neighbourhoods.

Key features include: Four spacious bedrooms across three floors, potential to extend (subject to planning permission), two bright reception rooms, newly refurbished kitchen leading to a large private garden, loft and cellar storage, sought-after location near Wandsworth Common and Balham, excellent transport links via Balham mainline and underground stations.

Don't miss the opportunity to make this stunning property your family home with no onward chain.



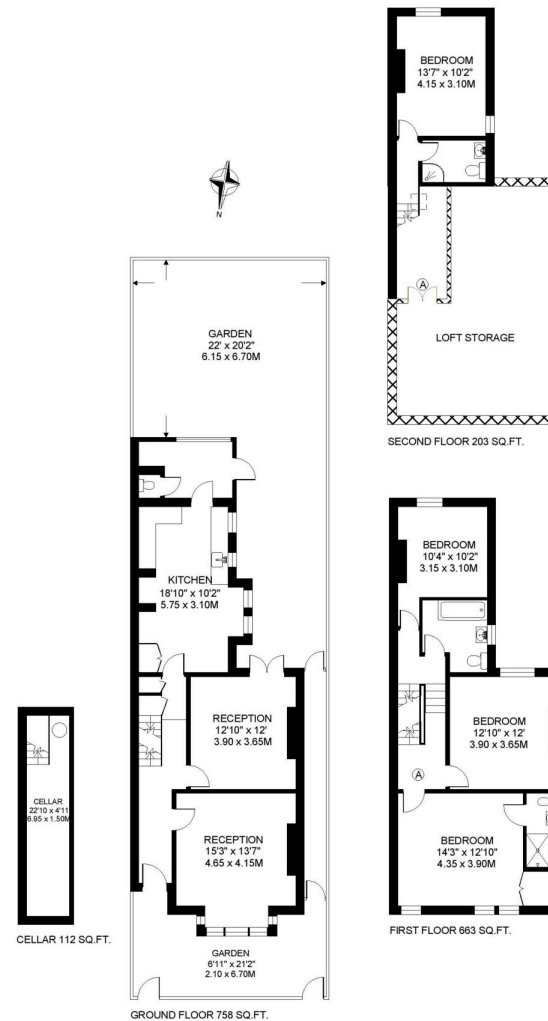




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**Approximate Gross Internal Floor Area
161.3 sq m / 1735 sq ft**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated October 2024. Photographs and videos dated October 2024.

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