



Sarsfeld Road, London **SW12**





Sarsfeld Road

Wandsworth, SW12

This handsome, terraced house offers huge potential to any incoming buyer with the ability to extend to the side, rear and into the loft (STPPP). To the front is an elegant double reception room with bay window and fireplace. To the rear is a downstairs bathroom, cellar and eat-in kitchen with a decent sized garden. Upstairs there are three double bedrooms and a family bathroom. There is also a substantial loft which could be converted (STPPP). The house has original features, is ready to move in while offering a great blank canvas and enormous potential for any buyers. Offered with no onward chain making this a fine first home for a family or couple.



Guide price: £1,395,000

Local authority: London Borough of Wandsworth

Council tax band: F



Location

The house is situated in a much sought-after location between Balham and Wandsworth Common. Excellent transport links close by at Wandsworth Common over ground station (access to Victoria/Waterloo) and Balham underground station (northern line) into the City and the West end. Road is quiet yet well located within a short walk to the shops and restaurants of Bellevue road and Balham High Road and the green open space of Wandsworth Common. There are excellent transport links close by at Wandsworth Common over ground station (quick access to Victoria/Waterloo) via Clapham Junction and Balham underground station (northern line) into the City and the West end. The area is extremely well served by both good state and private schools.



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Approximate Gross Internal Area : 134.71 Sq. metres
1450 Sq. feet

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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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 2022. Photographs and videos dated October 2022.

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