



Sarsfeld Road, Wandsworth SW12

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To the front of the house is a cosy, separate sitting room with bay window and working fireplace. There is an additional living area, flowing into a bright kitchen/diner. The large, glass sliding doors open up onto a south-facing garden. There is a large shed accessible via shared side access from the front of the house.

On the first floor is the main bedroom with an en-suite shower room. There are two further double bedrooms and a family bathroom. On the second floor is a double bedroom with en-suite bathroom and another room with an en-suite shower room, built-in cupboards and a Juliet balcony.



**Guide price:** £1,750,000

**Tenure:** Available freehold

**Local authority:** London Borough of Wandsworth

**Council tax band:** G





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## Approximate Gross Internal Floor Area 206.15 sq m / 2219 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 November 2024. Photographs and videos dated November 2024.

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