



JOHN THOROGOOD

HENDHAM ROAD | Wandsworth Common SW17

£1,395,000 FREEHOLD



This unique, detached and well-maintained family house with off-street parking, a fabulous 65 x 23 garden, and huge 30 detached double garage beyond, has amazing and unusual potential for modernisation and extension, subject to consents. Situated on a sought-after street close to Wandsworth Common, good schools and tube/train connections to The City/West End.

It is one of seven houses which share a gated private lane giving access to the far end of the long gardens and the garages which were built there; this special property has the rare advantage in its price category of being detached and being the last of those seven houses, so benefiting from an exceptionally large out-building (30 x 19) at the back of the plot which offers a multitude of potential uses (currently a double garage and workshop). In addition to the more obvious options such as summer house, gym or studio (its big enough for two of these), its pitched roof lends itself to use as a guest house or maybe potential for a separate dwelling, subject to planning consent.

The main house is wide and detached with a side passage from the front garden to the rear garden which is mature and well maintained. The house has been partly extended already on the ground floor to enlarge the kitchen and create breakfast room off it, but could be taken much further backwards (subject to planning) thanks to the precedent set next door. The loft has been partially converted to provide a generous 4th bedroom but there is scope to enlarge further here too, and to improve and modernise the property throughout.

Hendham Road is a lovely street made up mainly of family houses, situated off Trinity Road just south of popular Bellevue Road and leafy Wandsworth Common. There are good schools

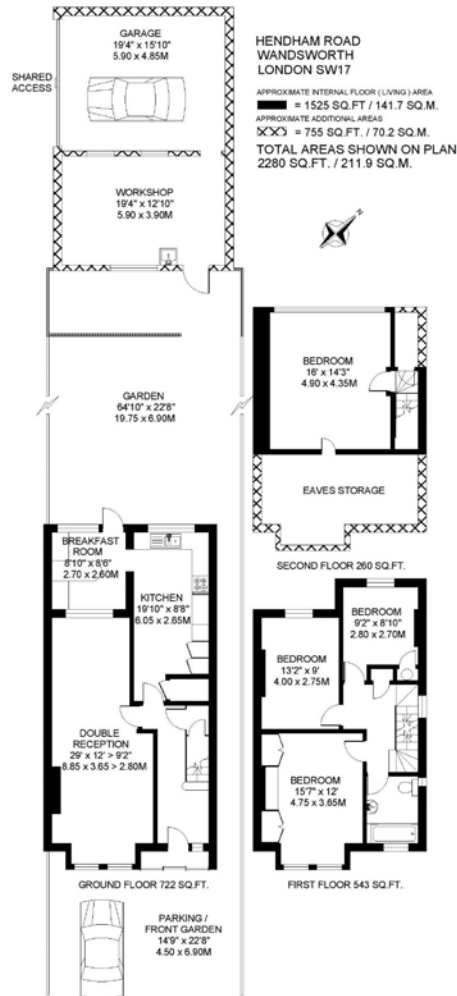
in both sectors close by and transport to The City and West End is via Wandsworth Common mainline and Tooting Bec tube, both about half a mile away. .



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## PROPERTY FEATURES

- Detached
- Off-street Parking
- Huge (30' x 19' Garage/ Workshop
- Double Reception Room
- Kitchen/Breakfast Room
- 4 Bedrooms
- Bathroom/WC
- 65' x 23' Garden
- Potential for Extension (STC)
- 2280 SQ.FT / 211.9 SQ.MT (TOTAL)

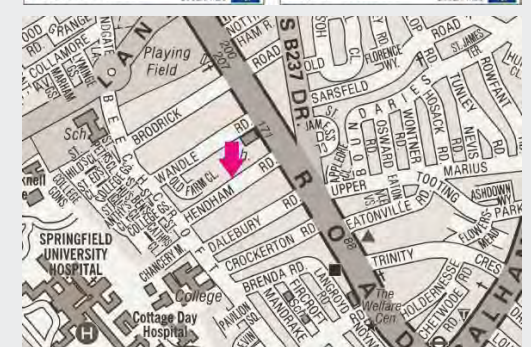


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 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the BS55: Code of Measuring Practice.  
 Where appropriate a single walling line is shown, and the measurements are shown at face work.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
75	33	68	26

England & Wales EU Directive 2002/91/EC



## VIEWING BY APPOINTMENT ONLY

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