JOHN THOROGOOD

SUDBROOKE ROAD | Between the Commons SW12

£1,295,000 - Freehold

This well-appointed modern family home (built 2007) with off-street parking, south facing garden and flexible accommodation is quietly set in a prime residential street between Clapham and Wandsworth Commons. It is conveniently placed for tube/train connections to The City/West End and excellent schools.

It is a lovely light property and one of a pair of semi-detached houses, nicely set back behind a front driveway and built over three floors. The original concept provides a large, full-width, first floor reception room with balcony, whilst the kitchen/dining room and office/snug/TV room are on the ground floor - although this large first floor room could be used as a fourth bedroom if required.

The kitchen/dining room is well-equipped, with a range of SDS wall and base units, breakfast bar and good quality fitted appliances. It opens onto a secluded and landscaped south-facing garden which receives day-long sunshine. There is also a ground floor utility room/cloakroom. Upstairs, the three bedrooms are all very good doubles. The master bedroom suite has a lovely balcony across the rear and a wall of fitted wardrobes, The top two bedrooms have attractive, high vaulted ceilings (one also has a balcony) and the bath/shower rooms (one of which is the master en suite) are both well-appointed. Indeed the property is attractively decorated and fitted throughout and benefits from plenty of well-considered storage space plus an outside store. Sudbrooke Road is a very quiet and tree-lined, residential road ideally situated close to both Commons. It benefits from excellent shopping, wining and dining options on Northcote Road,
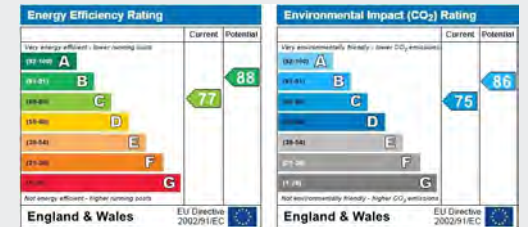
proper ty fea tures

- Semi-detached
- Off-Street Parking
- 1/2 Reception rooms
- Large Kitchen /Dining Room
- 3/4 Bedrooms
- 2 Bath/Shower Rooms (1 x En Suite)
- Utility Room/Downstairs WC
- South-Facing Garden
- 3 x Balconies
- 1402 Sq. Ft / 130.3 Sq M

Sudbrooke Road

Gross Internal Area (approx) = 128.9 sq m / 1387 sq ft
Store = 1.4 sq m / 15 sq ft
Total = 130.3 sq m / 1402 sq ft
For identification only. Not to scale.
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Garden
6.55 x 5.99
21'6 x 19'8
(Approx)

Kitchen
4.43 x 4.41
14'6 x 14'6

Store

Reception Room
4.41 x 2.65
14'6 x 8'8

IN

Drive
7.16 x 6.88
23'6 x 22'7

Ground Floor

Balcony

Bedroom 1
4.50 x 3.26
14'9 x 10'8

Reception Room
4.51 x 4.40
14'10 x 14'5

First Floor

Bedroom 2
4.41 x 3.26
14'6 x 10'8

Bedroom 3
4.50 x 3.20
14'9 x 10'6

Balcony

Second Floor

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Energy Efficiency Rating — Current 77 / Potential 88 — England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO$_2$) Rating — Current 75 / Potential 86 — England & Wales — EU Directive 2002/91/EC

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