





This wide, semi-detached house is beautifully presented from top to bottom, with four good-sized bedrooms, three superb bathrooms and a wonderfully secluded 38ft garden. Featuring both off-street parking and a secure garage, it's situated in a premier street close to exclusive Clapham Common Westside, and within easy reach of Clapham South.

Well set back from the road behind its front garden, this 1930s semi-detached house offers excellent width and generously proportioned rooms, all finished to a high standard. Featuring high-quality wood flooring throughout, the ground floor provides plenty of flexible family living space – the two reception rooms have been knocked together; likewise, the well-fitted adjacent kitchen could also be knocked through with the minimum of fuss to provide open-plan living if required. Outside, the rear garden is much larger than average at 38ft. There is also a secure garage with remote-control door and off-street parking to the side.

Upstairs, two large double bedrooms with plenty

of fitted storage have their own ensembles – one with 'Jack and Jill' doors so it can be accessed from the landing. A particular feature of note is the beautiful stained-glassed window as you climb the stairs. On the second floor, the loft has been converted to create two additional bedrooms (one ensuite) as well as a walk-in wardrobe. In addition to generous wardrobe space here too, there is also plenty of under-eaves storage.

Thurleigh Avenue runs between exclusive Thurleigh Road and Nightingale Lane in the area known as 'Between the Commons'. The Northern Line (zone 2) at Clapham South is a short walk away and there are bus routes which also serve The City, West End and Chelsea. Clapham Common has numerous recreational facilities including tennis courts, open-air gyms and playgrounds. The shopping, restaurants and bars of Northcote Road and Clapham South are also close by.



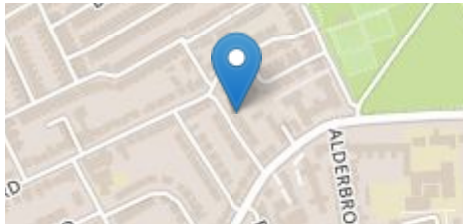
Thurleigh Avenue

Between the Commons SW12

FOR SALE

PROPERTY FEATURES

- Semi-Detached
- Separate Laundry Cupboard
- Off- Street Parking
- Kitchen
- 38' Garden
- Garage
- Double Reception Room
- 4 Double Bedrooms
- 3 Bath / Shower Rooms
- 1625 SQ.FT/ 150.9 SQ.M



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
Very energy efficient - lower running costs	Worst energy efficiency	Very environmentally friendly - lower CO ₂ emissions	Worst environmental impact																												
<table border="1"> <tr><td>92 to 100</td><td>A</td></tr> <tr><td>81 to 91</td><td>B</td></tr> <tr><td>69 to 80</td><td>C</td></tr> <tr><td>55 to 68</td><td>D</td></tr> <tr><td>39 to 54</td><td>E</td></tr> <tr><td>21 to 38</td><td>F</td></tr> <tr><td>1 to 20</td><td>G</td></tr> </table>	92 to 100	A	81 to 91	B	69 to 80	C	55 to 68	D	39 to 54	E	21 to 38	F	1 to 20	G	85	<table border="1"> <tr><td>92 to 100</td><td>A</td></tr> <tr><td>81 to 91</td><td>B</td></tr> <tr><td>69 to 80</td><td>C</td></tr> <tr><td>55 to 68</td><td>D</td></tr> <tr><td>39 to 54</td><td>E</td></tr> <tr><td>21 to 38</td><td>F</td></tr> <tr><td>1 to 20</td><td>G</td></tr> </table>	92 to 100	A	81 to 91	B	69 to 80	C	55 to 68	D	39 to 54	E	21 to 38	F	1 to 20	G	32
92 to 100	A																														
81 to 91	B																														
69 to 80	C																														
55 to 68	D																														
39 to 54	E																														
21 to 38	F																														
1 to 20	G																														
92 to 100	A																														
81 to 91	B																														
69 to 80	C																														
55 to 68	D																														
39 to 54	E																														
21 to 38	F																														
1 to 20	G																														
<small>Not energy efficient - higher running costs</small> <small>England, Wales & N.Ireland</small>	<small>EU Directive 2002/91/EC</small>	<small>Not environmentally friendly - higher CO₂ emissions</small> <small>England, Wales & N.Ireland</small>	<small>EU Directive 2002/91/EC</small>																												

The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey.



020 7228 7474 |
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk

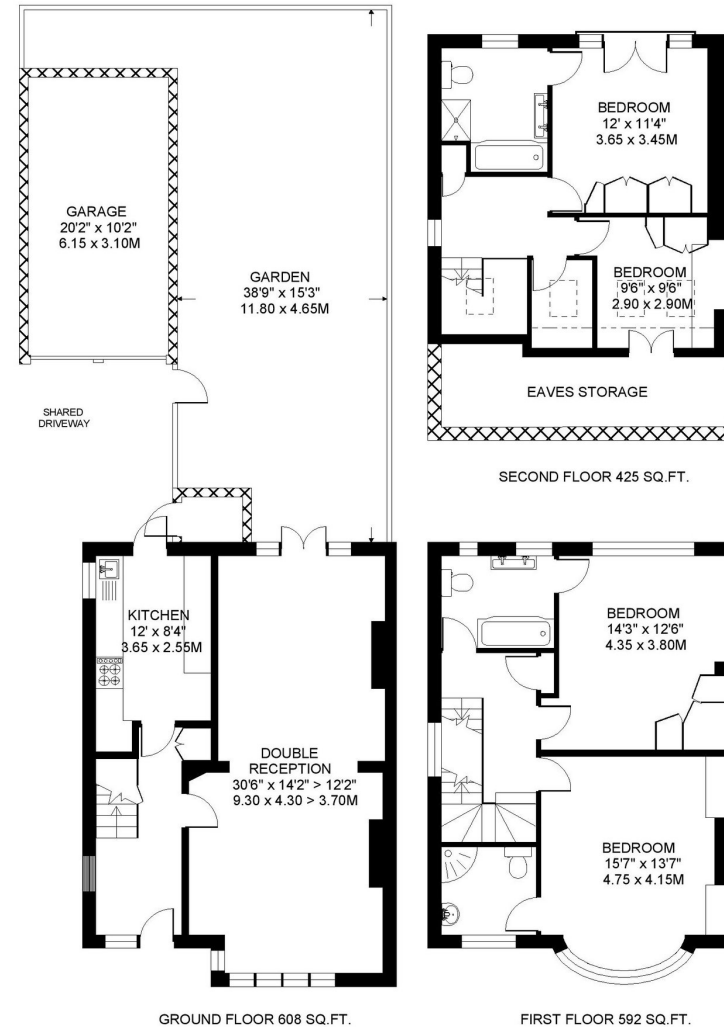


THURLEIGH AVENUE
 BALHAM
 LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1625 SQ.FT. / 150.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 ☒☒☒ = 332 SQ.FT. / 30.8 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1957 SQ.FT. / 191.7 SQ.M.



COPYRIGHT FLOORPLAN PRODUCED FOR
 " JOHN THOROGOOD "
 BY FLOORPLANNERS 07801 228850