



Culverden Road, London
SW12



Beyond your expectations

An outstanding five bedroom semi-detached Victorian house. EPC: D

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Semi-Detached | 5 bedrooms | 3 reception rooms | Kitchen | Cloakroom | 3 Bathrooms (2 en-suite) | Utility Room | Wine cellar | Garden | Off Street Parking | 3171 sq ft

Asking Price £2,400,000 Freehold

Description

An outstanding five bedroom semi-detached Victorian house with direct access from the garden onto Tooting Bec Common. The house has been totally refurbished by the current owners over the past few years so is in very good condition throughout. The kitchen has been cleverly laid out in order to provide a semi open plan room along with the dining area. From here you lead out through the large glass sliding doors into the wonderful landscaped South facing garden. The beauty of this house is that, via a gate at the end of the garden, you can directly access all 152 acres that Tooting Bec Common has to offer. Inside the house there are two magnificent reception rooms, one sitting at the front of the house with a log burner, and the other, more formal room, sits on the first floor with far reaching views across the common and is perfect for entertaining. All the bedrooms have their own individual charm, ranging from the master benefiting from an en-suite and large built in cupboards, to the brilliant bedroom at the top of the house which would be ideal for the children due to separate levels of the room.

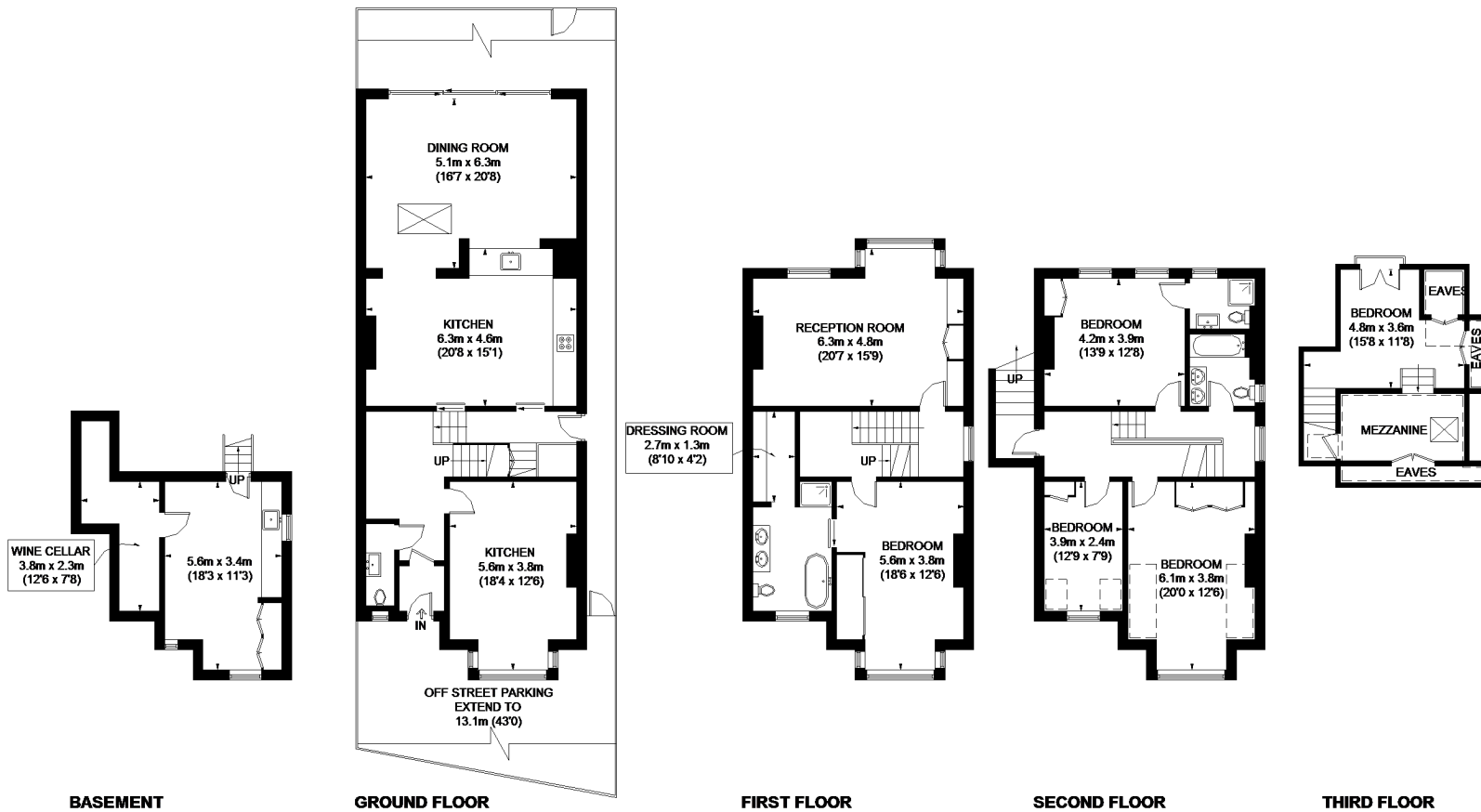
Location

Culverden Road is located within easy reach of Balham High Road, which offers a good selection of shops, bars and restaurants. Balham offers great transport links (Northern Line and National Rail) which are both nearby.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

CULVERDEN ROAD



APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM /
EAVES / MEZZANINE)

GROUND FLOOR = 1100 SQ. FT. (102.2 SQ. M.)
FIRST FLOOR = 747 SQ. FT. (69.4 SQ. M.)
SECOND FLOOR = 678 SQ. FT. (63.0 SQ. M.)
THIRD FLOOR = 170 SQ. FT. (15.8 SQ. M.)
BASEMENT = 288 SQ. FT. (26.8 SQ. M.)
REDUCED HEADROOM / EAVES / MEZZANINE
188 SQ. FT. (17.5 SQ. M.)
TOTAL = 3171 SQ. FT. (294.7 SQ. M.)



= SKYLIGHT / ROOF WINDOW



= REDUCED HEADROOM BELOW 1.5M / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID170529)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

