



HILLBURY ROAD, LONDON, SW17

£3,100,000

Carter Jonas

## HILLBURY ROAD, LONDON, SW17

Rare, double-fronted Victorian gem: seven-bedroom Heaver Estate house, updated to suit modern family life, overlooking Tooting Bec Common and only a short walk to Balham's amenities and transport links to the City and West End.

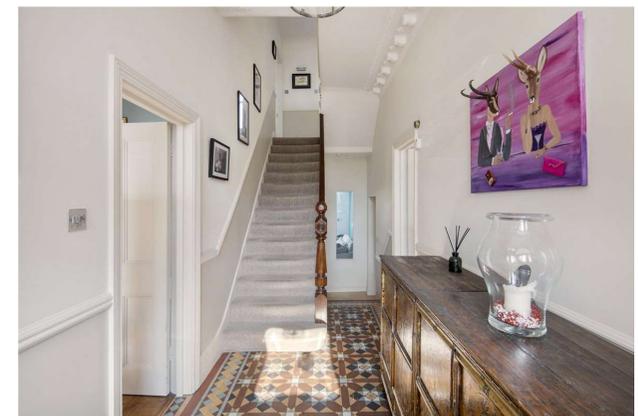
The wisteria-clad façade of this fantastic double-fronted house, faces due south, giving uninterrupted views of the green expanse of Balham & Tooting Common. With approximately 3,950 square feet of living and entertaining space, the house has been sympathetically extended to blend period features with modern living.

The wide hallway, with original tessellated floor tiles, gives onto the sitting room to the right and the dining room to the left. Both rooms have fantastic proportions, with significant ceiling heights, further accentuated by the large bay windows, offering gorgeous views of the green Common.

To the rear of the ground floor, a spacious contemporary kitchen/diner has been created, with a family room/den alongside. The clean lines of this modern addition, with its skylight and floor to ceiling doors onto the garden, are in contrast to the Victorian design of the house, but the two blend successfully. Underfloor heating runs throughout the space. A W.C. and large bank of concealed storage cupboards complete the ground floor. A sizeable cellar offers excellent storage space and the potential to further increase the square footage, subject to planning.

The lawned garden is planted with mature trees and shrubs, with a large terrace, ideal for outdoor dining. A side gate provides secure access to the front of the property.

The generous principal bedroom suite has a fantastic square bay window, highlighting the uninterrupted green vista, seldom seen in London. Bespoke wardrobes conceal the entrance to a spacious en-suite bathroom. The first floor landing benefits from a large window overlooking the Common and flooding the hall and staircase with light. A second and equally spacious bedroom takes in the same views, and with the third double bedroom which overlooks the garden, is also served by a contemporary shower room. The utility room is also located on this floor. On the top floor, four good sized double bedrooms share a family bathroom. The loft space provides further storage.





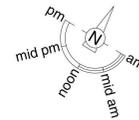


## Hillbury Road, SW17

Approximate Gross Internal Area = 330.7 sq m / 3559 sq ft  
 Basement = 36.3 sq m / 391 sq ft  
 Total = 367.0 sq m / 3950 sq ft  
 (Excluding Areas With Reduced Headroom)  
 Reduced Headroom = 10.7 sq m / 115 sq ft



This marketing 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.



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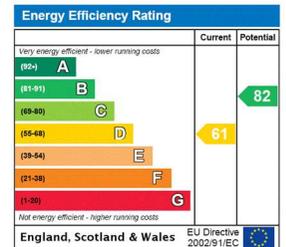
## AMENITIES

- Seven Double Bedrooms
- Victorian
- Double-Fronted House
- Semi-Detached with Side Access
- Uninterrupted Views of Tooting Bec Common
- Reception Room
- Dining Room
- Family Room
- Large Open-Plan Kitchen/Dining Living Room
- En-suite Bathroom
- Two Bathrooms
- Utility Room
- Downstairs W.C. & Storage Cupboards
- Cellar
- Garden

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough Of Wandsworth

**EPC BAND** D



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