



TILEHURST ROAD, LONDON, SW18

£1,150,000

Carter Jonas

TILEHURST ROAD, LONDON, SW18

A beautifully presented three-bedroom house, with a fantastic 62' ft garden and secure side access, only a short walk to Earlsfield and to Wandsworth Common. Potential to extend (SPP).

Set back from the road, this attractive period property offers a double reception room, with French doors leading to the stunning 62'ft garden. The bright galley kitchen overlooks the terrace and garden beyond. There is an opportunity to extend the property to the rear, creating a large open plan kitchen/diner/living room, overlooking the garden, subject to the usual consents.

Garden studios have become popular in recent times, and with the considerable length of this lovely garden, there is potential for a garden studio/office, subject to the usual consents.

On the first floor, two double bedrooms benefit from built-in wardrobes and storage. A single bedroom and a spacious family bathroom complete the accommodation. There is a large loft, currently used for storage, offering incoming buyers the opportunity to create a large double bedroom with ensuite shower room, subject to the usual consents. The property benefits from a large front garden and a secure side access, which is shared with the neighbouring property. Tilehurst Road is a popular residential street close to Wandsworth Common and the amenities of Bellevue Road and Earlsfield. The property is close to both Wandsworth Common and Earlsfield stations. There are several excellent state and independent schools and nurseries nearby, subject to catchment and entrance each year. The property is situated in the first catchment of Beatrix Potter Primary School.



AMENITIES

- Three Bedrooms
- Bathroom
- Double Reception Room
- Bright Galley Kitchen
- 62 Ft Garden
- Secure, Shared Side Access
- Freehold House
- Existing First Catchment Beatrix Potter Primary School
- Opportunity to Further Extend (SPP)

TENURE Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

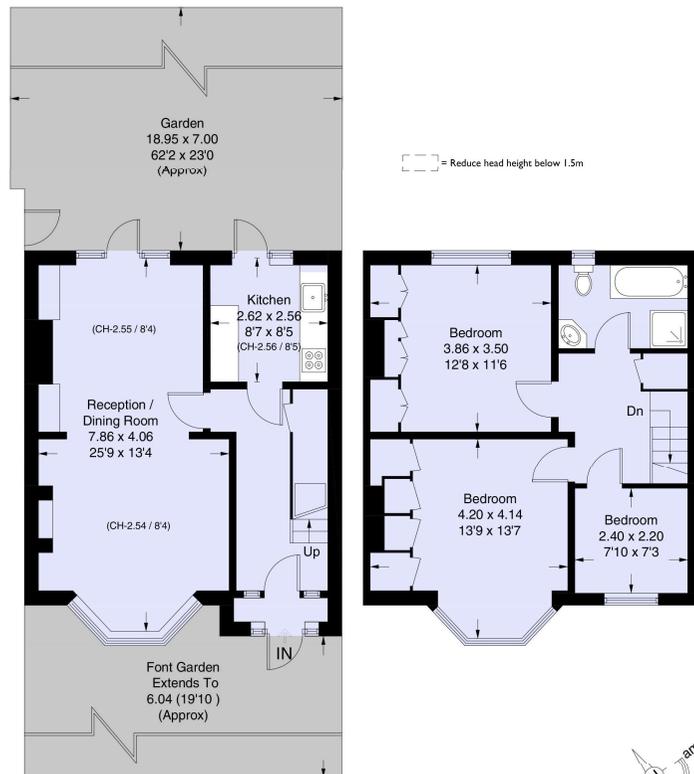
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Tilehurst Road, SW18

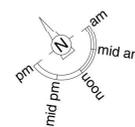
Approximate Gross Internal Area = 94.1 sq m / 1013 sq ft
Including Limited Use Area (0.7 sq m / 7 sq ft)



Ground Floor
45.5 sq m / 490 sq ft

First Floor
48.6 sq m / 523 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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