



STANDEN ROAD, LONDON, SW18

£1,295,000

Carter Jonas

STANDEN ROAD, LONDON, SW18

This well-presented five-bedroom home is ideally located in the heart of Southfields. The ground floor comprises a spacious reception room which includes wooden flooring and a log burner.

There is a further reception room which leads through to the fully extended kitchen, with an island, plenty of worktops and a dining area. Connected to the kitchen is a downstairs WC and wet room. There are bi folding doors leading out to a larger than average south facing garden, with a decked area which lends itself perfectly for al fresco dining.

The first floor has three bedrooms (all with built in cupboards) and a family bathroom. The top floor has the fifth bedroom to the rear with built in cupboards and the main loft has been converted into the principal bedroom with cupboards, plenty of useful eaves storage and there is a bathroom with a free standing shower, bath and WC.

Standen Road is a quiet road in Southfields and has two popular schools close by (Riversdale - 318ft and Sheringdale -1056ft), along with all the shops and restaurants in Southfields.

Sole Agents.

AMENITIES

- Five bedrooms
- 43ft garden
- Catchment for popular schools
- Chain free

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND C

A DELIGHTFUL FIVE-BEDROOM FAMILY HOME (1675SQFT) ON THIS QUIET TREE LINED ROAD WITH A CHARMING SOUTH FACING GARDEN, LOCATED IN THE HEART OF SOUTHFIELDS AND WITHIN CATCHMENT FOR TWO OF THE EXTREMELY POPULAR LOCAL SCHOOLS.



Classification LZ - Business Data





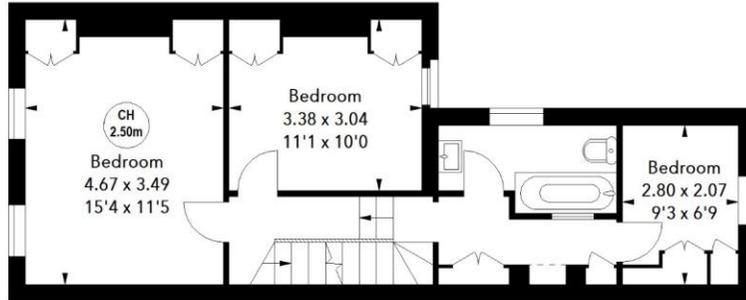
Classification L2 - Business Data

Standen Road, SW18

Approximate Area = 155.61 sq m / 1675 sq ft
(Including Eaves Storage)
Eaves Storage = 6.50 sq m / 70 sq ft

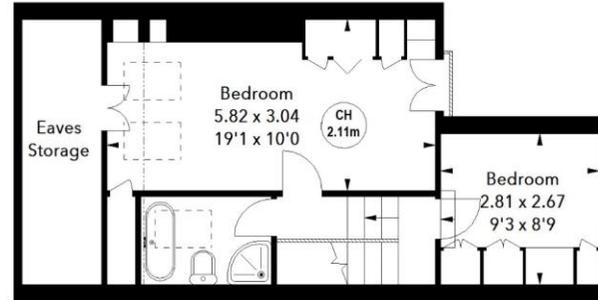


Key :
CH - Ceiling Height



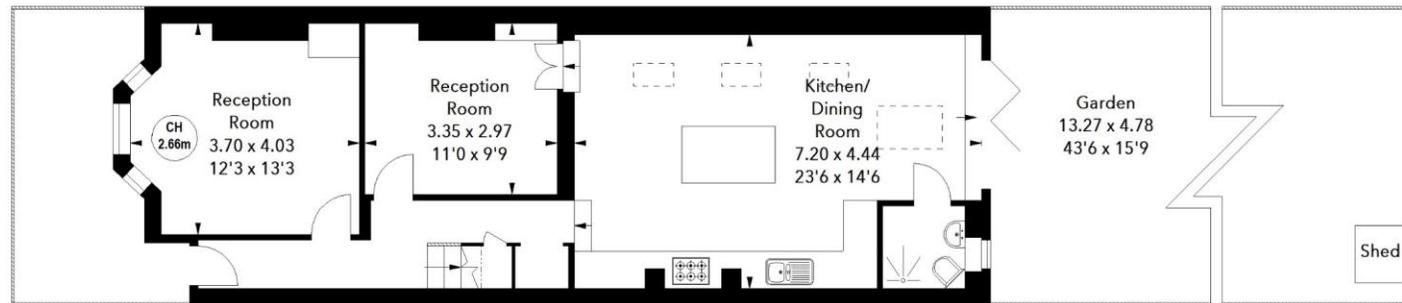
First Floor

Approx. 48.22 sq m / 519 sq ft



Second Floor

Approx. 41.62 sq m / 448 sq ft



Ground Floor

Approx. 65.77 sq m / 708 sq ft

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Southfields 020 7518 3260

sou.res.sales@carterjonas.co.uk
24 Replingham Road, London, SW18 5LR

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of

CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

Classification L2 - Business Data