



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





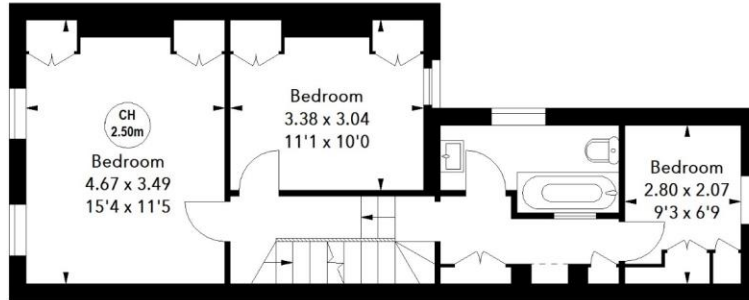
Classification L2 - Business Data

Standen Road, SW18

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

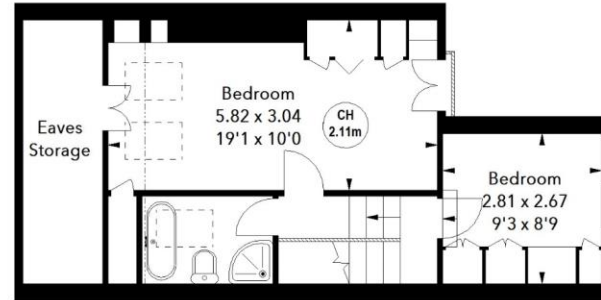


Key :
CH - Ceiling Height



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.

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Classification L2 - Business Data