



BEEHCROFT ROAD, LONDON, SW17

Carter Jonas

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This stylish four-bedroom family house offers great living and entertaining space arranged over three floors.

On the ground floor and to the front of the property is an elegant double reception room with a large bay window and hard wood flooring. The kitchen, at the rear of the property is bright and fitted with gloss white cabinets, metro tiles, wooden worktops, quality integrated appliances and has French doors opening onto the pretty garden. The garden has no vis-à-vis and benefits from stunning views over the large, mature gardens of the surrounding roads. There is a substantial storage shed at the rear of the garden.

On the first floor, two well-proportioned double bedrooms, one with built-in cupboards and a family bathroom complete the accommodation on this level. The master suite is located on the second floor and benefits from its own stunning en-suite shower room. There is ample storage space in the eaves, accessed from the master suite. A bright fourth bedroom, overlooks the garden and completes the accommodation.

Beechcroft Road runs between Burntwood Lane and Upper Tooting Road. The house is within 0.6 miles of Bellevue Road, with its popular independent shops, cafés and restaurants and 0.7 miles from Wandsworth Common station, connecting to Victoria and 0.5 miles from Tooting Bec Underground (Northern Line).

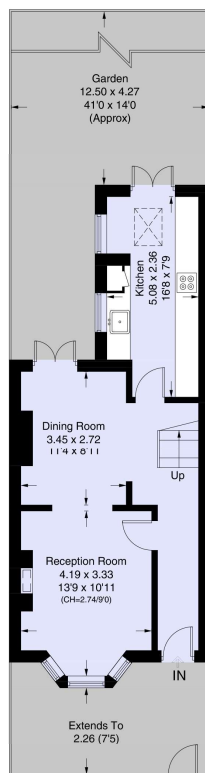
- Four bedroom house
- Double reception
- Kitchen
- Family bathroom
- En-suite shower room
- Private garden
- Proximity to Wandsworth Common
- Proximity to Transport (Northern Line & Overland Wandsworth Common)
- EPC rating D



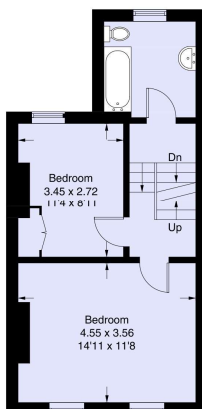


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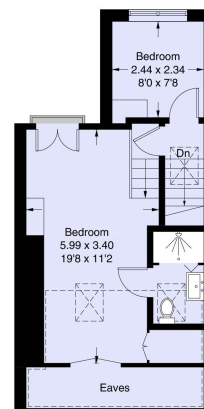
Approximate Area = 110.6 sq m / 1190 sq ft
(Excluding Areas With Reduced Headroom)
Reduced Headroom = 13 sq m / 140 sq ft
Limited Use Area = 14.4 sq m / 155 sq ft
Total = 123.6 sq m / 1330 sq ft



Ground Floor
45.2 sq m / 486 sq ft

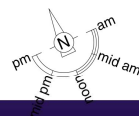


First Floor
39.2 sq m / 422 sq ft



Second Floor
39.2 sq m / 422 sq ft
(Including Eaves)

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		82
(69-80) C	68	
(55-68) D		
(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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