





This terraced, Victorian house with 30' south-facing garden, excellent living space and three double bedrooms also has scope for extension into the loft and side return. It is located on the sunny side of one of the best streets in the very convenient Nightingale Triangle, close to the open spaces of Wandsworth Common and excellent transport facilities at Balham, Clapham South and Wandsworth Common stations. Offered with no chain.

The house is neutrally decorated throughout and has been well maintained during a long period of ownership. The lovely, bright ground floor is semi-open-plan providing a large and light, double living area, with high, ornate ceilings, original stripped wood floors, large windows and a pair of beautiful matching Victorian fireplaces. The wide, rear reception room spans the full width of the house and leads through an opening to the kitchen and then into a conservatory, and also separately to the garden, via French windows.

The kitchen is well-fitted and sleek with fully-integrated appliances including double oven, hob and extractor, dishwasher, fridge/freezer and washer/dryer. A conservatory has also been added to the rear with its own access through to the garden. The 30' garden is secluded, faces south-east and gets excellent sunshine for most of the day. It is mainly laid to lawn and has an extra-wide, decked side return ideal for "al-fresco" dining. Upstairs are three double bedrooms with large windows, the main bedroom having glazed doors to an en-suite shower room and large built-in wardrobes. At the rear of the first floor is a second double bedroom, again with a period fireplace, which has French windows to a decent south-facing roof terrace and there is also a separate WC adjacent on this level. There is a further family bathroom/WC on the top floor alongside the third double bedroom. Both the large part-boarded loft and under-hall cellar provide useful dry storage. The house has fantastic potential to extend out sideways and backwards into the rear garden, add two further levels into a large unconverted loft and to

dig a front-to-back basement right through to the garden as several other properties on the road have done.

Calbourne Road is a highly sought-after street, in the heart of the Nightingale Triangle and within easy access of both Wandsworth Common and Clapham Common's wonderful green spaces and recreational facilities. The excellent transport facilities of Wandsworth Common (mainline), Clapham South (tube) and Balham Stations (tube and mainline) all of which have services into the City and/or West End. Good schools in both the state and private sectors are nearby including the highly rated Holy Ghost RC Primary School & Hornsby House School. Nearby fashionable Northcote and Bellevue Roads and Balham centre all provide excellent shopping, dining and dining options.



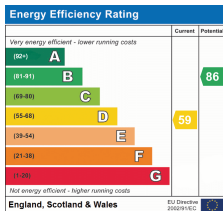
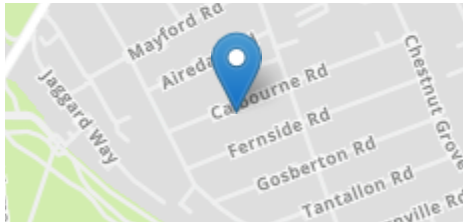
Calbourne Road

The Nightingale Triangle SW12

FOR SALE

PROPERTY FEATURES

- Roof Terrace
- Separate WC
- Kitchen / Conservatory
- 30' South-facing Garden
- Large Unconverted Loft
- Cellar
- Two Bath / Shower Rooms (one En-Suite)
- Three Double Bedrooms
- Double Reception
- 1433 SQ.FT./133.1 SQ.M.



The particulars do not constitute part of an offer or contract; the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact; nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order; measurements given are approximate; prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey;

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CALBOURNE ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

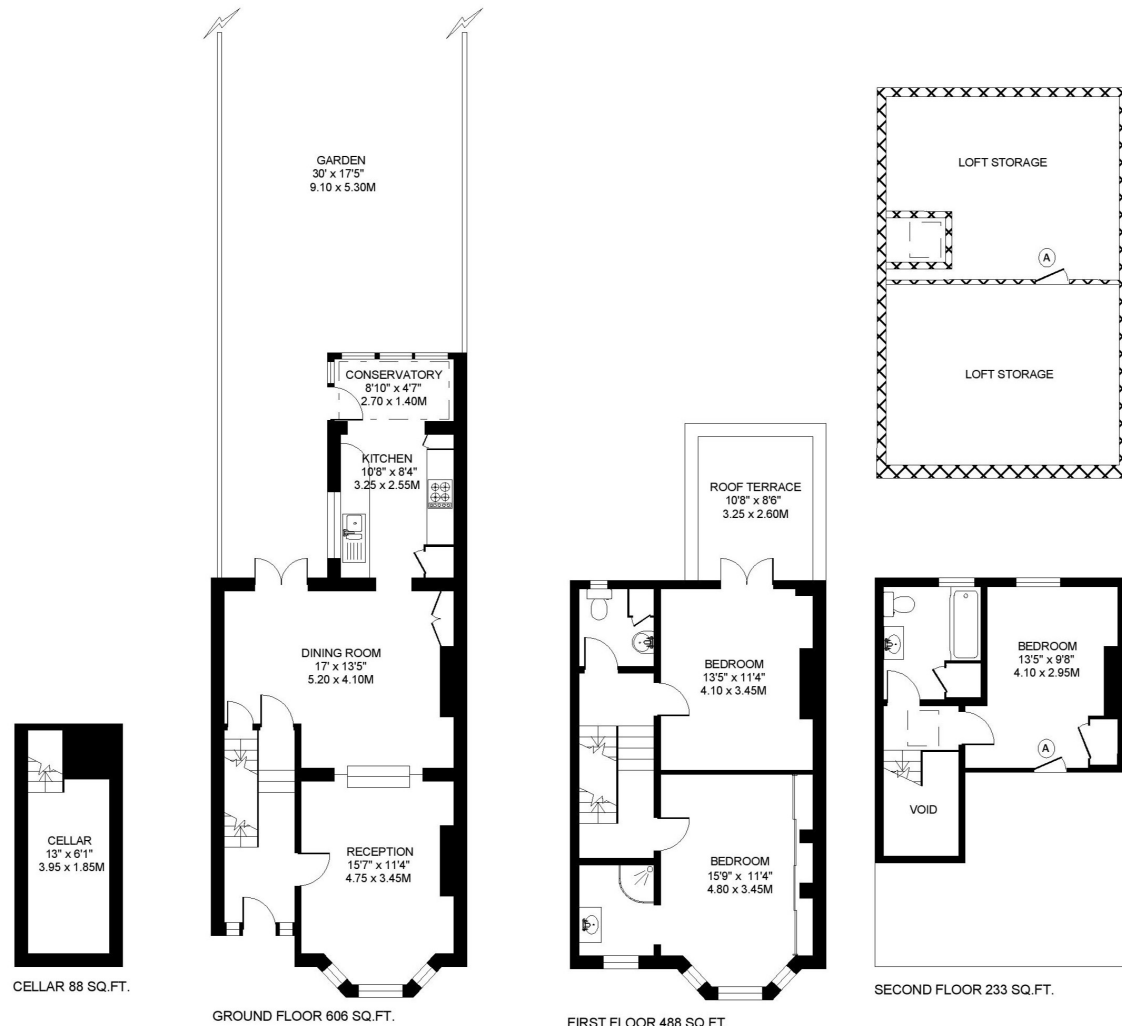
■ = 1433 SQ.FT / 133.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS

XXX = 455 SQ.FT / 42.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN

1888 SQ.FT / 175.4 SQ.M.



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