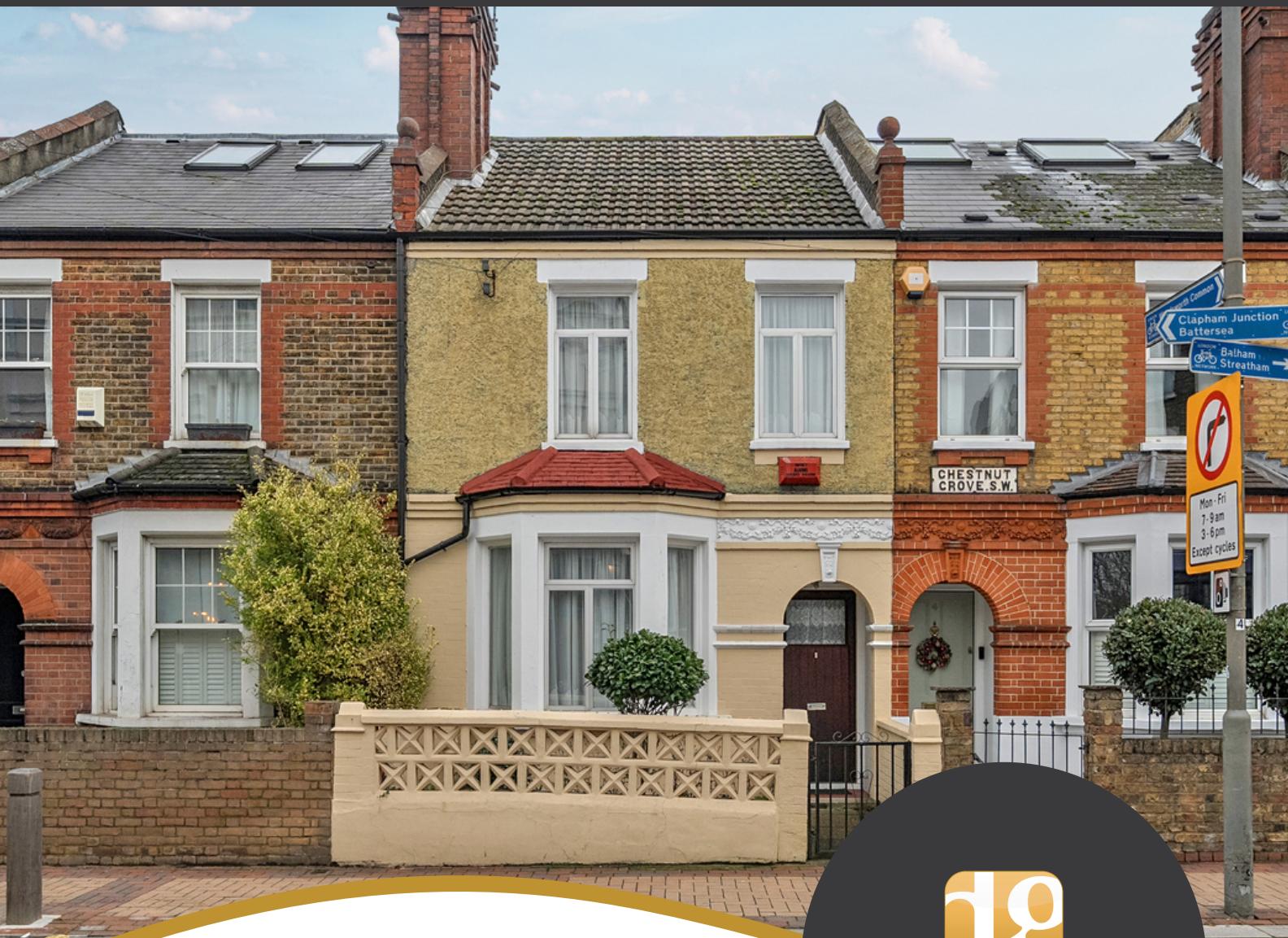


FOR SALE

£1,025,000 Freehold



Davis & Gibbs

Chestnut Grove, Balham. SW12

PROPERTY DESCRIPTION

Welcome to this charming three-bedroom terraced house, ideally situated in a vibrant and sought-after Chestnut Grove, Balham. Full of original period features, this delightful home offers spacious living accommodation across three reception rooms, making it ideal for families and those who love to entertain.

Step inside to find a warm and inviting interior, where natural light floods through large windows, highlighting the elegant features and versatile layout. The three generous reception rooms provide ample space to relax, dine, and unwind and full of potential to change the current layout.

The kitchen is well-appointed with practical storage options and plenty of work surface, perfect for preparing everyday meals or culinary experiments. Adjacent to the kitchen, you'll find handy access to the private rear garden, an ideal spot for outdoor dining, weekend barbecues, or simply enjoying some fresh air in a tranquil setting.

Upstairs, three well-proportioned bedrooms provide plenty of space for rest and rejuvenation. Each room offers a peaceful retreat at the end of the day, with flexible options for use as guest rooms, home offices, or play areas. A family bathroom completes the first floor.

Located in a friendly community, this terraced house offers excellent access to local amenities, schools, parks, and transport links, providing everything you need within easy reach. Whether commuting into the city or enjoying leisurely weekends exploring nearby shops and cafes, you'll appreciate the convenience of this prime location.

This property is perfect for growing families, or anyone looking for a property you can really mark your own mark on and those looking to settle into a welcoming neighbourhood with plenty of charm and potential. Don't miss the opportunity to make this lovely house your new home and create lasting memories here.

FEATURES

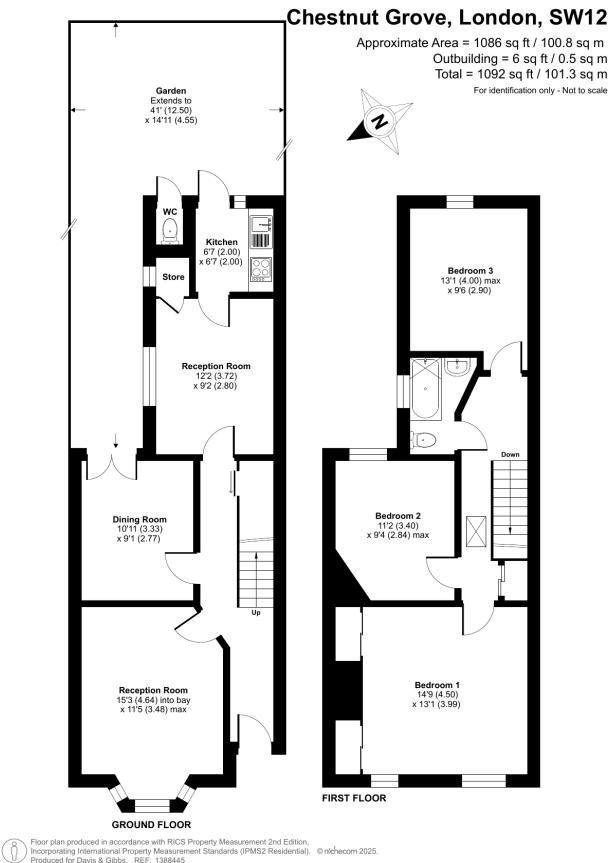
- Three Double Bedrooms
- Three Receptions
- Fantastic Transport Links
- Massive Potential
- Available To View Now
- Private Garden
- Council Tax - Wandsworth Band F
- EPC - D Rating



ROOM DESCRIPTIONS



FLOORPLAN & EPC



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2025. Produced for Davis & Gibbs. REF: 1399449

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	
(39-54)	E	
(21-38)	F	55
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC