





This beautifully-proportioned, smartly-finished, Edwardian, family house with fabulous 78' SW-facing garden, architect-designed kitchen extension and wonderful open-plan living space is offered with no chain. Providing over 2500 sq ft of space, it is located in a highly-sought-after and very quiet road close to Clapham South's Northern Line service to The City and West End and the multitude of shops and restaurants that Abbeville Road, Clapham South and Balham have to offer.

These Edwardian terraced houses have lovely wide proportions throughout and good ceiling heights in all rooms. This outstanding example has been thoughtfully designed, extended, renovated and maintained during a 20-year ownership and boasts a magnificent southwest facing rear garden of 78'.

The house is approached through a small front garden and into a wide and attractive entrance hall with original mosaic tiles. The front reception room with ornate ceilings, bay window and beautiful fireplace, now has double doors through to the remainder of the huge extended ground floor which has been completely re-invented with a bright open-plan feel. It has been cleverly zoned with an excellent dining area, a well-fitted, central kitchen and a further, generous, family, living area to the rear by the garden. All of it is bathed in a wonderful amount of natural light due to the large amount of glass used in the extension plus the property's delightfully sunny south-westerly aspect.

Two sets of double doors lead out to, and provide a wonderful view of, the wonderful garden, which is mature with established shrubs and trees and measures 78' in length, including a large, paved area for outside dining/lounging plus a long lawn. It also has a tremendous feeling of privacy, both garden and kitchen, due to the distance from the other houses behind. The garden is exceptionally sunny, facing south-west and benefiting from day-long sunshine.

Upstairs, the lovely proportions continue, with five double bedrooms (one currently serving as a utility room) and two family bath/shower rooms arranged over two floors. The loft space could potentially be further expanded/adapted to provide a third bath/shower room if required.

Englewood Road is a delightfully quiet crescent leading off

Balham Hill and out onto Cavendish Road. It is no-entry at one end meaning virtually no through-traffic passes along it. The houses on the street, and their gardens, vary significantly. There are only a handful of these terraced properties with such long gardens and fewer still with one that faces south-west. The location is hugely convenient for access to The City and West End with Clapham South's Northern Line tube only 325m walk away and numerous bus routes close by. Fashionable Abbeville Road begins just 150 m away and has a wide variety of shops, bars and popular restaurants, whilst the close proximity of Clapham Common provides green expanses and good recreational facilities. Balham centre and Clapham South itself also provide further dining and shopping options whilst there is an excellent choice of local schools in the area as a whole.



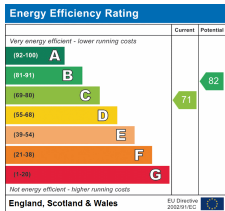
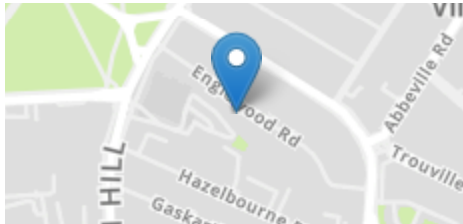
Englewood Road

Clapham South SW12

FOR SALE

PROPERTY FEATURES

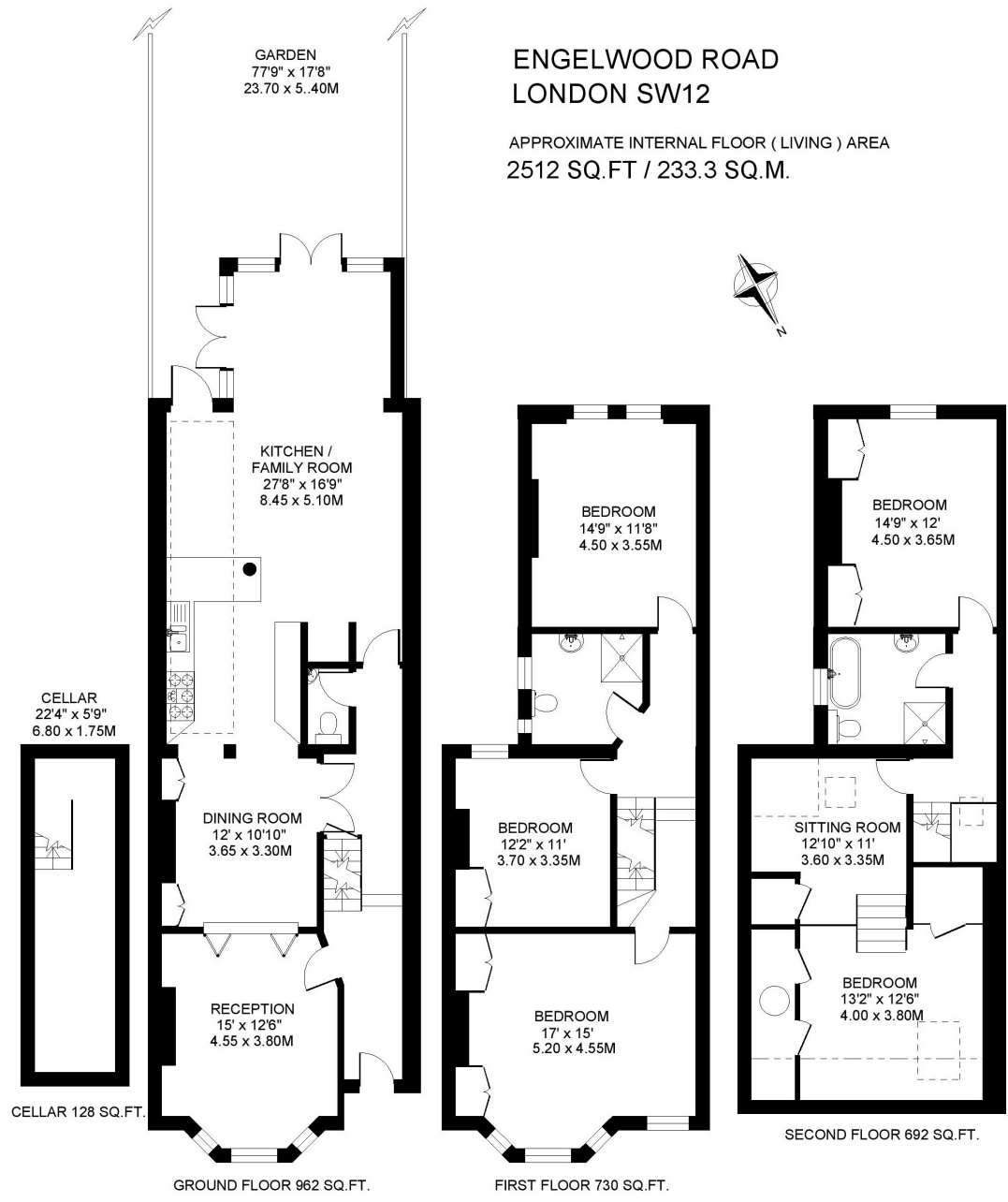
- Cellar
- No Chain
- Entrance Hall
- Cloakroom / WC
- 78' SW-facing Garden
- Utility Room/Bedroom 5
- Kitchen/Family/Living Room
- Front Reception Room
- Five Double Bedrooms
- 2 Bath / Shower Rooms



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.



020 7228 7474 | sales@john-thorogood.co.uk
 140 Northcote Road SW11 6QZ | www.john-thorogood.co.uk



COPYRIGHT FLOORPLAN PRODUCED FOR
 "JOHN THOROGOOD"
 BY FLOORPLANNERS 07801 228850