





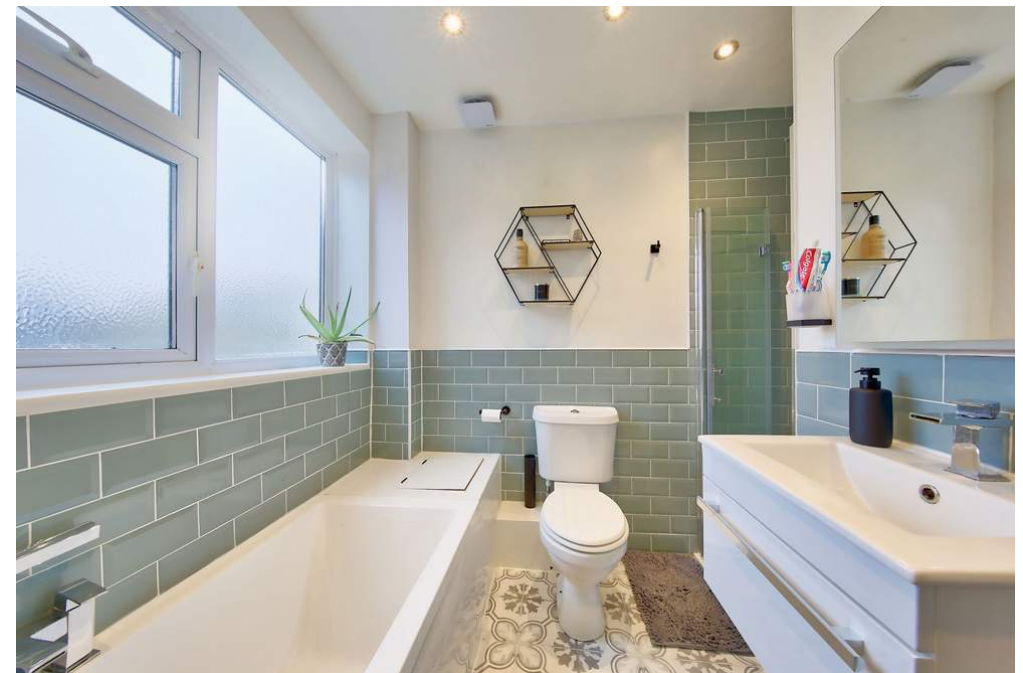
Completely renovated and stylishly designed with a fresh, contemporary feel throughout, this superb, modern, three-bedroom house of just under 1000 square feet offers great living space, a wonderfully secluded and sunny garden and easy parking. Superbly located on a quiet no-through road about 1km from Clapham south station and the green spaces of Clapham Common and the bars and restaurants of Abbeville Village and Balham centre. Having been the subject of a full programme of refurbishment during the past 18 months, this delightful, three-bedroom, family home, offers well-balanced and generous accommodation with all its square footage fully utilised. It exudes luxury and contemporary style and has a bright, modern and spacious feel from top to bottom.

The ground floor offers great living and entertaining space: the 20' reception room which access the garden fully folding doors, has ample space for large sofas and a dining table whilst the fully fitted kitchen/breakfast room is well-equipped and beautifully finished. It includes a built-in oven/hob/extractor, integrated, slim dishwasher and space for the large fridge/freezer (available by separate negotiation). There is also a built-in breakfast bar. Smart oak-effect laminate flooring runs throughout both spaces and the hall. In addition, there is a ground floor WC and utility room which has good storage and gives the house a great practical edge. Adjacent to the front door of the house is a private locked storeroom which can house two bikes.

The south-west facing garden is wonderfully sunny, has been fully landscaped and has a fantastic feeling of seclusion and privacy with no houses directly behind. It has a large deck leading to a central lawn and at the rear is a shed which converts by opening up into an outdoor, drinks bar. Upstairs, there are three bedrooms, two of which are generous doubles. The third could be ideal as an office or nursery but does also fit a double bed. The spacious bath/shower room is beautiful and well-designed featuring a separate shower cubicle and bath and contemporary "Metro" tiling. Further

extensive boarded storage is available in the overhead loft which has a retractable loft ladder. Scrutton Close is a quiet, modern close, with a private residents' parking scheme, situated about 1km from Clapham south station and the green spaces of Clapham Common and about the same distance from the many bars, restaurants and shopping facilities of Abbeville Village and Balham centre, where there is a further tube and mainline station serving The City and West End. There are also bus routes close by. Highly sought-after schools, Telferscott Primary and Henry Cavendish (Primary) are approx. 500m away and approx. 700m away respectively with other private schools and nurseries close by.

*The owner is an employee of John Thorogood.



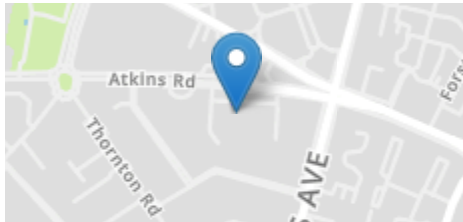
Scrutton Close

Clapham Park SW12

FOR SALE

PROPERTY FEATURES

- Bike Store
- Loft Storage
- Entrance Hall
- Utility Room / WC
- SW Facing Garden
- Kitchen / Breakfast Room
- 3 Bedrooms
- Reception Room
- Bath/Shower Room
- 973 SQ.FT / 90.4 SQ.M



Energy Efficiency Rating	
Very energy efficient - lower running costs	Least energy efficient - higher running costs
A	G
92 to 100	1 to 10
81 to 91	11 to 20
69 to 80	21 to 30
55 to 68	31 to 50
39 to 54	51 to 80
13 to 38	81 to 100

England, Wales & N.Ireland

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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SCRUTTON CLOSE

CLAPHAM

LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

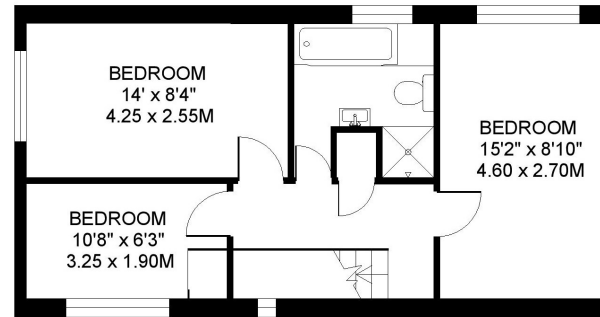
973 SQ.FT. / 90.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS

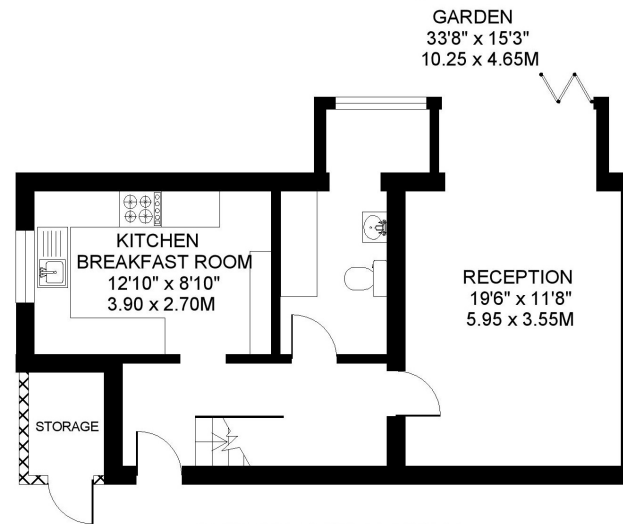
XXXXX = 23 SQ.FT. / 2.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN

996 SQ.FT. / 92.5 SQ.M.



FIRST FLOOR 465 SQ.FT.



GROUND FLOOR 508 SQ.FT.

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