



EMMANUEL ROAD, SW12

£1,500,000

- Five double bedrooms
- Hyde farm estate
- No onward chain
- Private garden
- Spacious open plan kitchen
- Energy rating: C





ABOUT THE HOME

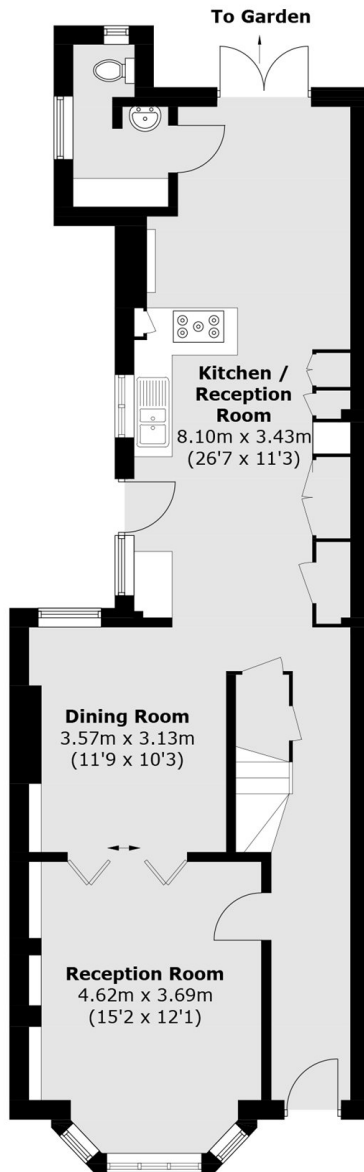
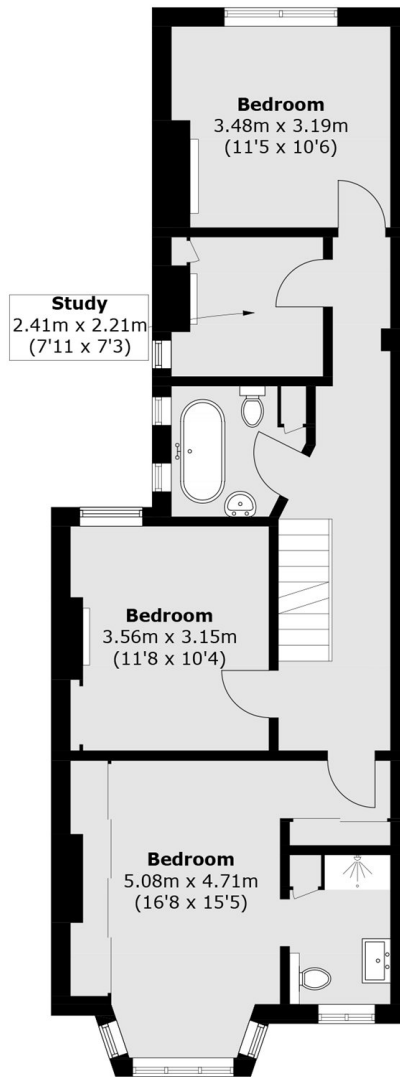
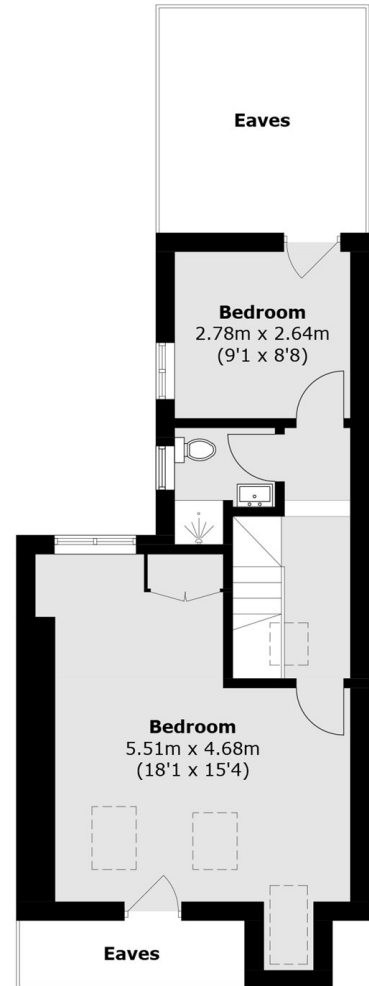
A wonderfully presented and larger than average 1920s home located on Emmanuel Road in the highly regarded Hyde Farm Estate moments from Tooting Bec Common.

This spacious family home offers a double reception room, downstairs w/c, and open plan kitchen diner with potential to extend the side return (STPP) leading onto a private garden. On the first floor this house comprises of a main bedroom with an modern en-suite, a study and two further bedrooms and a family bathroom. Additionally, the loft has been converted to create two more bedrooms and another bathroom.

Emmanuel Road runs alongside the north side of Tooting Bec Common and is a fantastic location for easy access into Balham. The popular Hyde Farm cafe is close by and the vast array of shops, bars and restaurants on offer in Balham are all within easy reach. Balham also offers excellent transport links via the northern line and mainline stations.






Ground Floor

First Floor

Second Floor

Total area (approx.): 179.3 sq. m (1,929.9 sq. ft)
(Excluding Eaves)

JACKSONS BALHAM

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Energy Rating: We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.