



Hydethorpe Road, Balham, SW12

3 bedroom house - terraced for sale

£1,000,000

Freehold

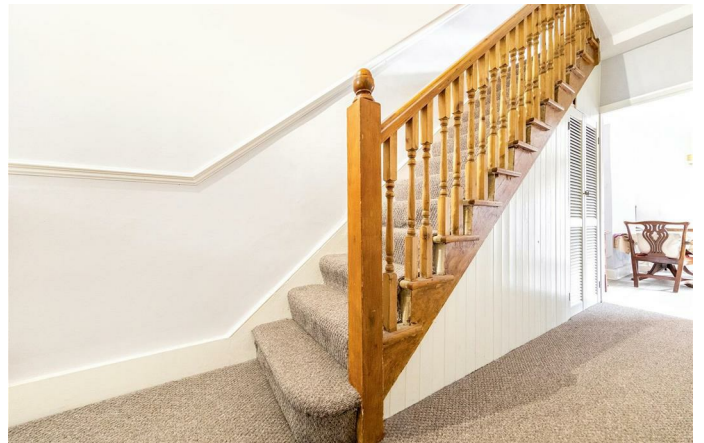
Property Details

The ground floor comprises a dual-aspect reception at the front, benefitting from a large bay window and rear French doors that allow the living space to flow seamlessly into the wide un-extended side-return and through to the garden. The hallway leads through to a further reception/ dining room at the rear and onto a generous, modern kitchen. The layout of the house is flexible and it would be easy to repurpose certain spaces to suit the needs of the purchaser and subject to the necessary permissions it may be possible to combine the rear reception and kitchen, opening the space up to a larger open-plan area. The ground floor is perfect for entertaining and hosting guests, with an idyllic outside space in which to savour the warmer months of the year. The first floor provides two generous double bedrooms and a further bedroom at the rear. The two larger rooms are both complete with in-built storage and the larger spans the entire width of the house. The third room would be perfect as a home office, nursery or anything else the purchaser may require. A family bathroom nestled between the bedrooms completes this appealing property and there is substantial loft space that could be also converted to add value and increase the overall square footage (STPP).

Council tax band E EPC rating D (60)

Features

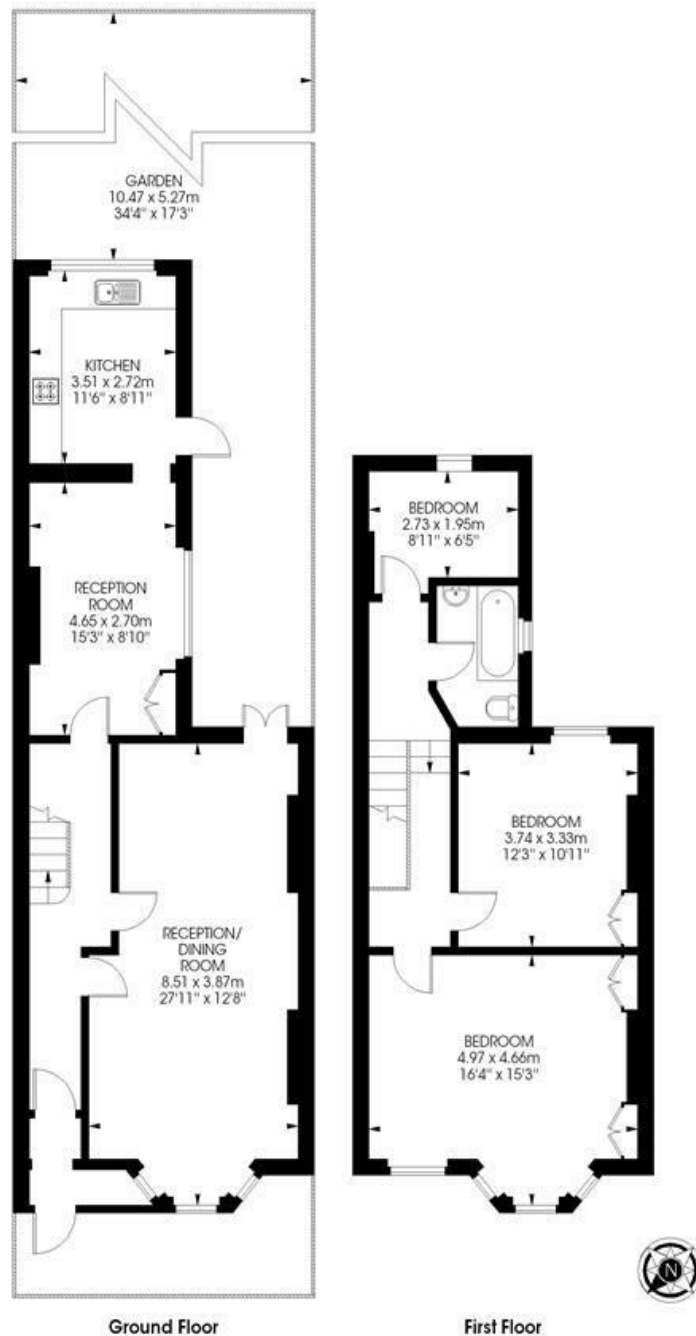
- Three bedrooms
- Private, predominantly South-facing garden
- Over 1,200 square feet of internal space
- Two reception rooms
- Bright and airy
- Tooting Bec Common in minutes
- Balham Station in 10-minutes
- Clapham South and Clapham Common
- Chain-free
- Freehold



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22 Hydethorpe Road, Balham, SW12
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Approximate internal area: 1270 sqft / 118 sqm



While we try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented.

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