



**Glenburnie Road, SW17**

**£2,250,000**

**Dexters**



## Glenburnie Road, SW17

A rarely available home extending to 3,773 sqft, having been refurbished to an exacting standard throughout, the property offers lateral living, off-street parking, a full basement/games room and a south facing garden.

Nestled away on a tree lined residential street, the handsome double fronted exterior boasts exceptional features and ample parking for two cars. Upon entering, you are greeted with a double width hallway perfectly complimented by a formal front dining room/drawing room and a large formal reception room with a comfortable seating area.

A fully integrated hand built cherry wood kitchen with a compliment of integrated appliance, solid worktops and wall hung units sits at the rear and opens onto a 30ft family dining/reception room with bi-folding doors leading to a south facing garden. A mesmerising entertainment room which doubles as a cinema/games room occupies the basement level with exceptional features. Spread over the first and second floors, there are five double bedrooms and three bathroom all presented in good condition. The master bedroom boats a walk in-wardrobe and an en-suite.

Glenburnie Road is centrally located for the many desirable shops, restaurants and boutique cafés of Tooting Bec, Balham and Wandsworth town centres.

### Features

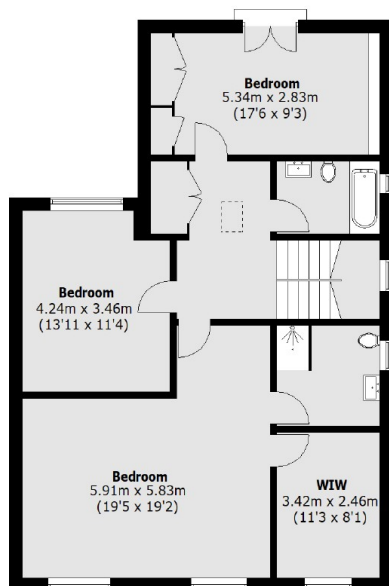
- Five Double Bedrooms
- Off Street Parking
- South Facing Garden
- Over 3,700 Sqft
- Cinema/Games Room
- Chain Free



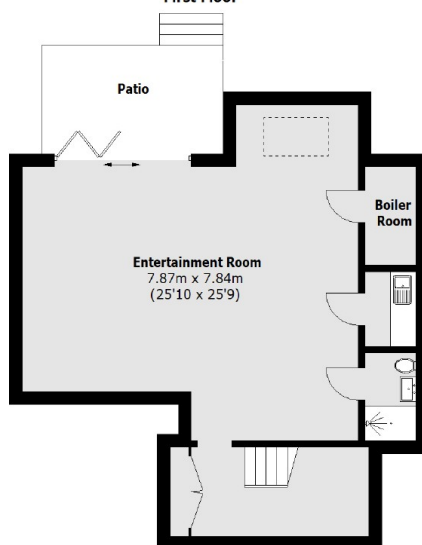




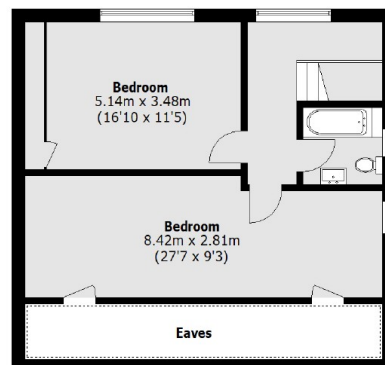
# Glenburnie Road, London, SW17



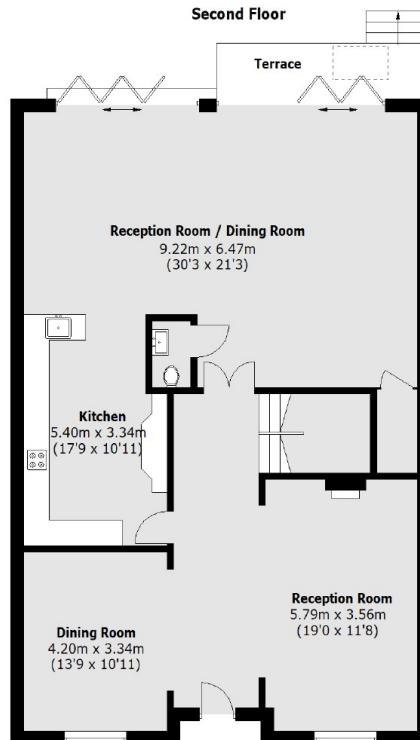
First Floor



Lower Ground Floor



Second Floor



Ground Floor

Total area (approx.): 350.6 sq. m (3,773.9 sq. ft)  
(Excluding Eaves)  
Terrace / Patio area (approx.): 18.5 sq. m (199.1 sq. ft)

## Dexters

Tooting  
48 Tooting High Street  
London  
SW17 0RG  
Sales  
020 8545 8582

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**RICS** Regulated  
Estate Agent  
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