



## SARSFELD ROAD, SW12

£1,650,000

A charming four bedroom plus study Victorian semi-detached house in a prime position on one of the most sought after roads in Balham. This terrific family homes offers just shy of 2500 square feet of internal space and has been extended on the ground floor to create a

- Semi-Detached
- Victorian House
- Side Return Extension
- Close to Balham and Wandsworth Common
- Chain Free





## ABOUT THE HOME

Sarsfeld Road is a popular residential road sitting in the enviable location between Balham and Wandsworth Common, where the amenities of both areas are within easy reach. The green open spaces of Wandsworth Common are moments away and Balham mainline and underground stations are also close by offering excellent transport links to the city.







Approximate Gross Internal Area = 2489 sq ft / 231.2 sq m  
(Including Reduced Headroom / Eaves / Excluding Shared Storage)  
Reduced Headroom / Eaves = 186 sq ft / 17.3 sq m  
Shared Storage = 183 sq ft / 17 sq m



8-11 Balham Station Road,  
London, SW12 9SG  
Sales: 020 8675 6555  
Lettings: 020 8675 6565

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.