



Jersey Road, SW17

£700,000 *Freehold*

4  1  2 

An exceptional four-bedroom family home with a large private garden and separate garden room, beautifully presented to a high specification throughout and offering approximately 1,464 sq. ft. of stylish and versatile accommodation on the sought-after Jersey Road.

KEY FEATURES

- Semi-Detached Period Property
- Four Bedrooms
- Arranged Over Three Floors
- 1,464 Sq. Ft.
- Open Plan Kitchen & Entertaining Space
- Separate Front Reception Room
- Two Bathrooms



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The ground floor offers an excellent balance of living and entertaining space, with a generous separate reception room to the front and a superb 14'10" x 17'2" kitchen to the rear. The kitchen forms the heart of the home, with plenty of space for dining and entertaining and bi-folding doors opening directly onto the garden. The garden is a particular highlight, offering a fantastic space for entertaining and relaxing, together with an impressive 17'5" garden room providing valuable additional space for a home office, gym or studio, (featuring triple glazed windows, sound proofing, electricity and heating).

Upstairs are three bedrooms and a family bathroom, while the second floor provides a substantial 15'4" x 11'9" loft room, further bathroom and excellent built-in storage. The flexible arrangement makes the house particularly well suited to modern family life and working from home.





Jersey Road is an attractive residential road in Tooting, well positioned for the area's excellent selection of shops, cafés, restaurants and transport connections, as well as the green open spaces of Tooting Common. A beautifully finished home combining a high-specification interior, generous proportions, excellent additional space and a wonderful garden.

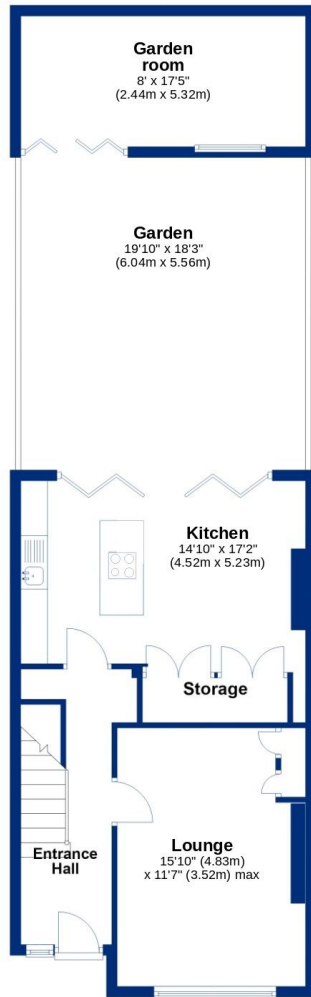
Jersey Road

Total area: approx. 1464.1 sq. feet (136.0 sq. metres)



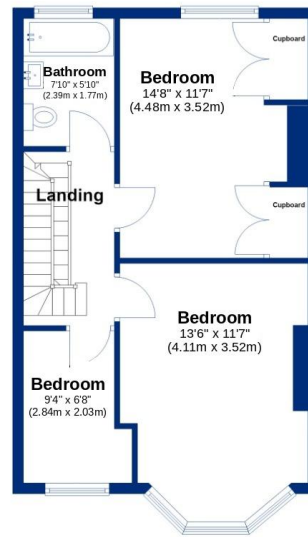
Ground Floor

Approx. 61.5 sq. metres (661.7 sq. feet)
(excluding Garden)



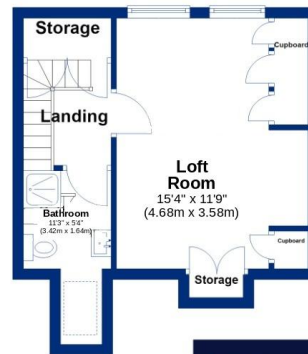
First Floor

Approx. 47.7 sq. metres (513.5 sq. feet)



Second Floor

Approx. 26.8 sq. metres (289.0 sq. feet)



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All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

MATERIAL INFO

Tenure: Freehold

Council Tax Band: D

EPC rating: E

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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