



COLLAMORE AVENUE, LONDON, SW18
£1,295,000

Carter Jonas

COLLAMORE AVENUE, LONDON, SW18

A bright four-bedroom, semi-detached house, with generous open plan living, with the bonus of Wandsworth Common at the end of the road. Beatrix Potter First Catchment, with many great nurseries and independent schools close by.

Set back from the quiet, residential road, this early 20th Century house has plenty of kerb-appeal. Ideal for those who like strolling to the shops on Bellevue Road or being close to the Common, or Northcote Road. The spacious front garden has space for a large bike store and has side access to the rear garden.

The generous open plan living space has a bay window to the front of the house and bi-folding doors to the garden at the rear, which allows plenty of light into the space. The space is versatile, with the front section currently used as a sitting area and the rear as a dining area. The kitchen overlooks the garden and comprises light, gloss cabinetry, with metro tile splashback, a range cooker and an island. The garden has a large, decked terrace and astro-turfed lawn provides a low-maintenance space for play and relaxation. In the hallway, a W.C. is located under the staircase, which has an elegant period balustrade. Upstairs both double bedrooms are sizable spaces, with plenty of built-in storage and cabinetry. The current owners have a desk set up in the third bedroom, which, with its southerly aspect, is a sunny and peaceful spot for working from home. The main bathroom has been well-executed and features a combination of white metro and mosaic tiles. The second floor is home to a large fourth bedroom, with a contemporary en-suite shower room, and plenty of eaves storage.

Collamore Avenue, a quiet, residential street, located just off Wandsworth Common, is within easy reach of the independent shops and cafes of Bellevue Village. Wandsworth Common Station, with its direct links into Clapham Junction and Victoria. The Northern Line at Tooting Bec/Clapham South is also accessible on foot or by regular bus service.

AMENITIES

- Four-Bedroom House
- Large Open-Plan Kitchen/Living Space
- Semi-Detached
- Freehold
- Two Bathroom/Shower Room
- Well-Extended and Presented
- Garden
- Large Front Garden with Bike Store
- Quiet Location
- Close Walking Proximity to Wandsworth Common
- Close walking proximity to shops, cafes, restaurants
- First Catchment Beatrix Potter Primary School
- Close to Finton House, Burntwood, Thomas's Clapham, Northcote Lodge

TENURE Freehold

LOCAL AUTHORITY London Borough Of Wandsworth

EPC BAND D

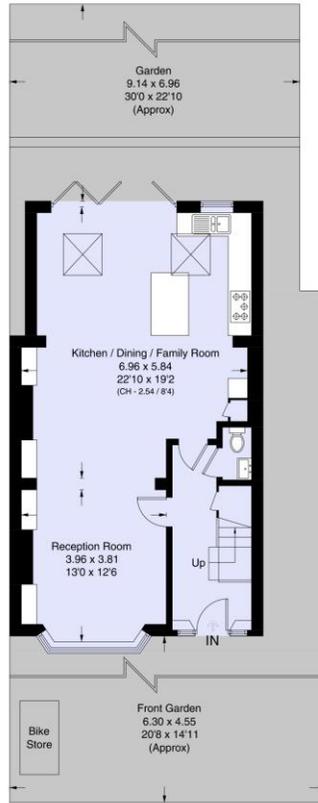




Collamore Avenue, SW18

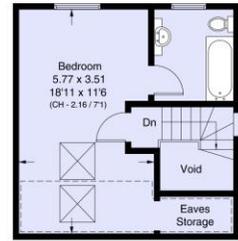
Approximate Floor Area = 138.6 sq m / 1492 sq ft
(Excluding Void / Including Eaves Storage)
Including Limited Use Area (8.6 sq m / 92 sq ft)

= Reduced head height below 1.5m

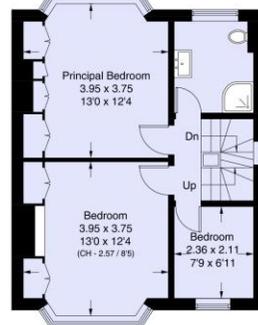


Ground Floor
63.7 sq m / 686 sq ft

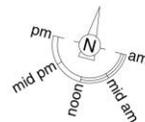
This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Second Floor
29.3 sq m / 315 sq ft



First Floor
45.6 sq m / 491 sq ft



Carter Jonas

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Energy Efficiency Rating		Current	Potential
Does not represent a rating for this property			
Green	A		82
Light Green	B		
Yellow	C		
Orange	D	67	
Red-Orange	E		
Red	F		
Dark Red	G		
See energy efficient - higher saving costs.			
England, Scotland & Wales		EU Directive 2002/91/EC	

IMPORTANT INFORMATION

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