



ST. BENETS CLOSE, LONDON, SW17
£600,000

Carter Jonas

ST. BENETS CLOSE, LONDON, SW17

A charming two bedroom freehold house offering well balanced accommodation throughout. The property comprises a bright reception room, kitchen and bathroom, along with two double bedrooms, both benefiting from built in storage. To the rear, there is a south facing garden, approximately 28.7 ft, providing an excellent outdoor space. The house also benefits from double glazing, loft access for additional storage and a separate garage. The house also has the potential to be extended in both a loft and on the ground floor, subject to the usual consents and planning permissions.

St Benet's Close forms part of the quiet residential development of College Gardens, ideally positioned moments from the open green spaces of Wandsworth Common and the cafés, shops and eateries of Bellevue Parade. The property is well connected, with Wandsworth Common station approximately 0.7 miles away, offering direct services into Victoria, and the Northern Line at Tooting Bec approximately 0.6 miles away.

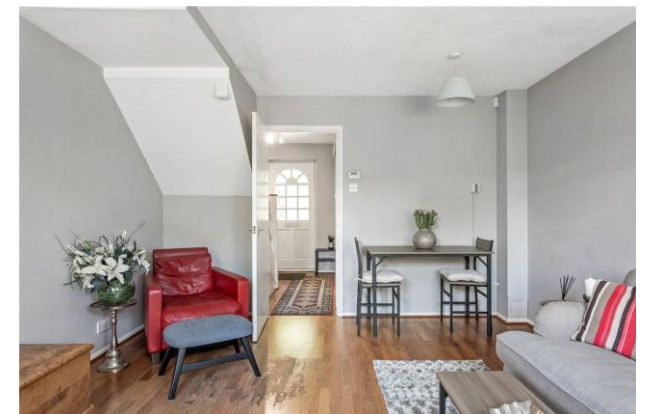
- Two-bedroom freehold house
- Approx. 570 sq ft
- Bright living room
- Sunny garden approx. 28.7 ft
- Kitchen and bathroom
- Separate garage
- Double glazed
- Chain free
- Potential to extend subject to planning
- Close to Wandsworth Common & Bellevue Parade
- Wandsworth Common Station approx. 0.7 miles
- Northern Line at Tooting Bec approx. 0.6 miles

TENURE Freehold

LOCAL AUTHORITY Wandsworth

EPC BAND C

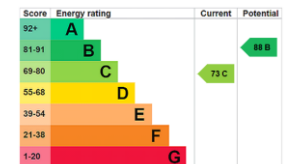
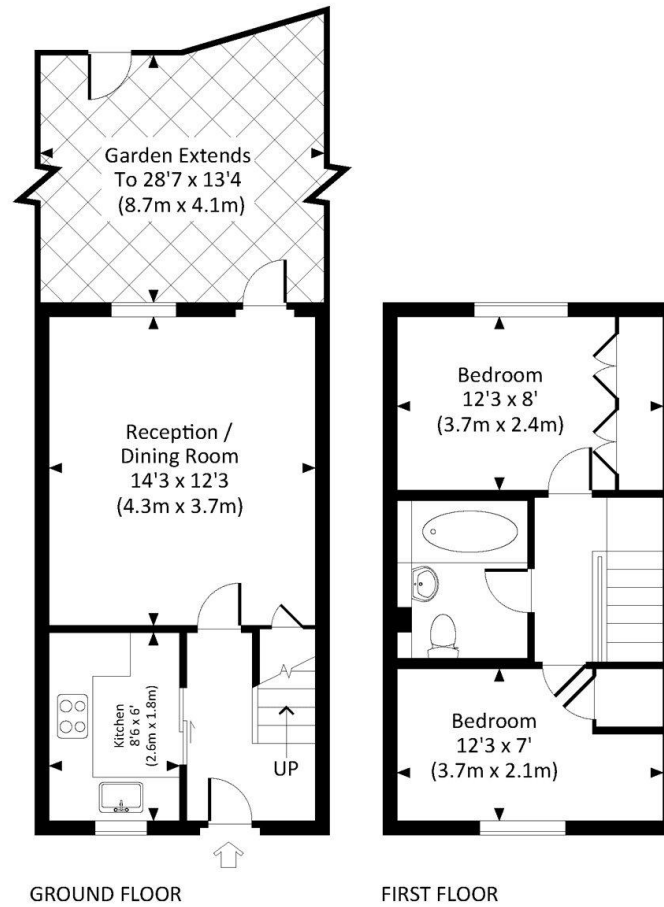
A WELL PRESENTED TWO BEDROOM FREEHOLD HOUSE WITH A SUNNY SOUTH FACING GARDEN AND SEPARATE GARAGE, LOCATED MOMENTS FROM WANDSWORTH COMMON.





BENETS CLOSE, SW17

Approx. gross internal area
570 Sq.Ft. / 53.0 Sq.M.



All measurements have been made in accordance with RICS Code of Measuring Practice which are approximate only and only for illustrative purposes. For the avoidance of doubt, Dowling Jones Design shall not be liable for any reliance on these measurements. © 2015 www.dowlingjones.com 020 7610 2693

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