Brooks
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Thornton Road, Balham SW12

Tenure: Borough:

£900,000

- **Semi-detached**
- **Good condition**

A charming and well-loved semi-detached family house located close to the Hyde Farm Estate area of Balham and close to the popular White House School. The property is in good condition and benefits from side access. Thornton Road is conveniently located for both Clapham South, Balham as well as Streatham Hill. The house is divided in to two separate reception rooms with a kitchen on the ground floor. Upstairs is currently laid out as three bedrooms and a bathroom with separate wc. The garden is mainly laid with lawn and is well maintained. The property has the potential for a loft extension, subject to the normal planning regulations. Clapham Common and Abbeville Road are also close by.
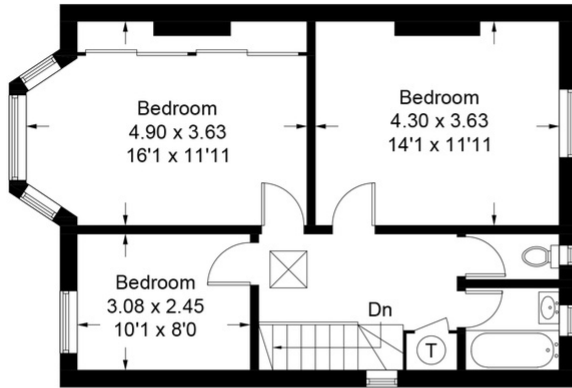
Thornton Road

Approximate Gross Internal Area = 112.0 sq m / 1206 sq ft
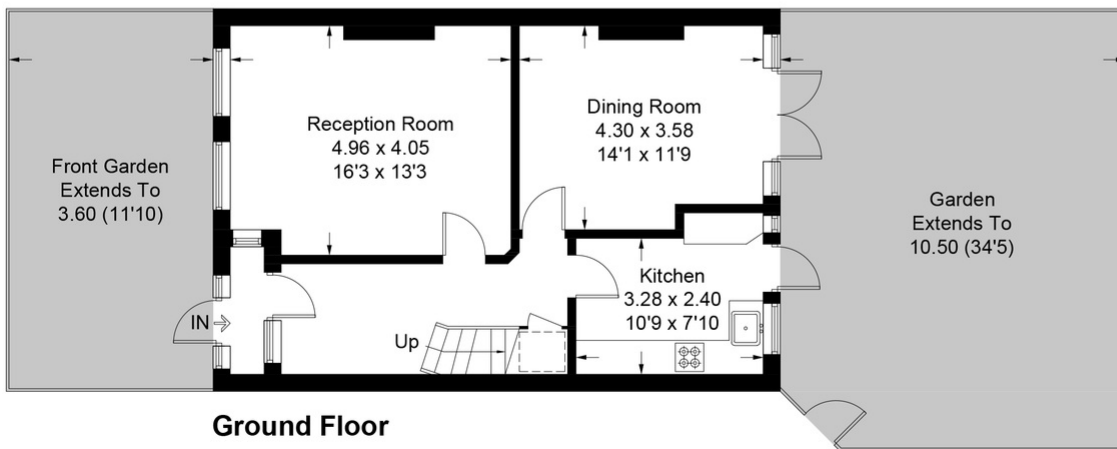Reduced Headroom = 0.6 sq m / 6 sq ft
Total = 112.6 sq m / 1212 sq ft
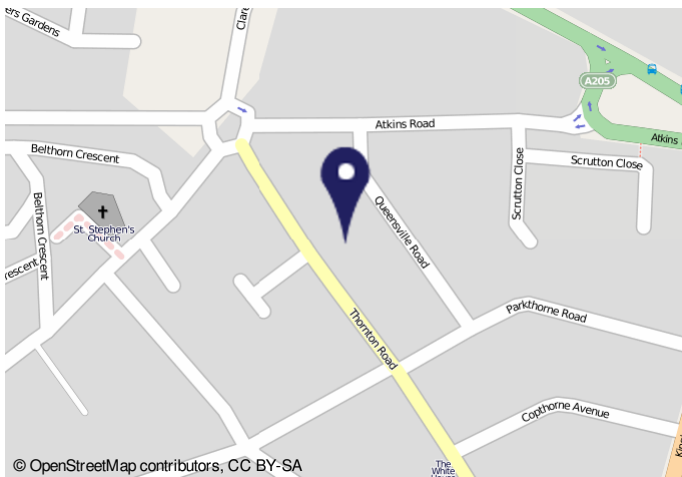
☐ = Reduced headroom below 1.5m / 5'0

Bedroom
4.90 x 3.63
16'1 x 11'11

Bedroom
4.30 x 3.63
14'1 x 11'11

Bedroom
3.08 x 2.45
10'1 x 8'0

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First Floor

Front Garden Extends To 3.60 (11'10)

IN →

Reception Room
4.96 x 4.05
16'3 x 13'3

Up

Dining Room
4.30 x 3.58
14'1 x 11'9

Kitchen
3.28 x 2.40
10'9 x 7'10

Garden Extends To 10.50 (34'5)

Ground Floor

This 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. (ID545587)

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