

Franche Court Road, Earlsfield, SW17

Kinleigh Folkard & Hayward


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Asking Price £1,195,000 Freehold

Situated on Franche Court Road, a no-through residential road, this beautiful character home is ideally located just moments from Garratt Green and the 32-acre Springfield Park. The property also benefits from excellent transport connections, with easy access to Tooting and Earlsfield, offering both mainline rail and Northern Line services.

- 1330 sq ft
- Double reception room
- Ext kitchen
- Further potential to extend STRP
- 54' SE facing garden
- Three double bedrooms
- Four piece bathroom
- Shower room

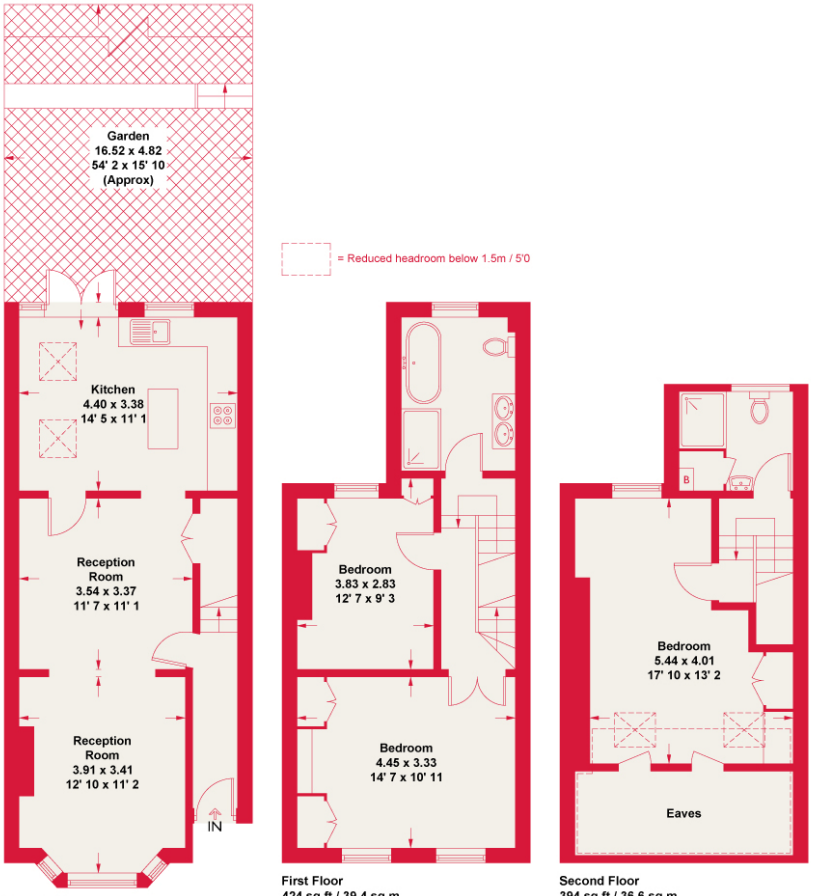
Full of charm and character, the accommodation comprises a welcoming reception room featuring a bay window with shutters, and an attractive window seat and fireplace. The kitchen has been extended to the side and benefits from double doors opening directly onto an impressive 54ft south-east-facing garden.
Upstairs, there are three double bedrooms, complemented by an impressive four-piece family bathroom and a separate shower room.
A wonderful home combining period charm, generous accommodation and a superb garden, in a highly convenient residential location.

Local Authority
Wandsworth Council

For more information or to arrange a viewing please contact:

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Approximate Gross Internal Area = 1217 sq ft / 113.1 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 113 sq ft / 10.5 sq m
Total = 1330 sq ft / 123.6 sq m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the gross internal floor area of the property if quoted on this plan and any figure given is initial guidance only and should not be relied on as a basis of valuation.

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyancer or by referring to the home information pack for this property. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

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