



COPTHORNE AVENUE, SW12

£1,200,000

- Off-street parking
- South facing garden
- Three bedrooms
- Over 1,400sqft
- Potential to extend (STPP)
- Energy Rating: E





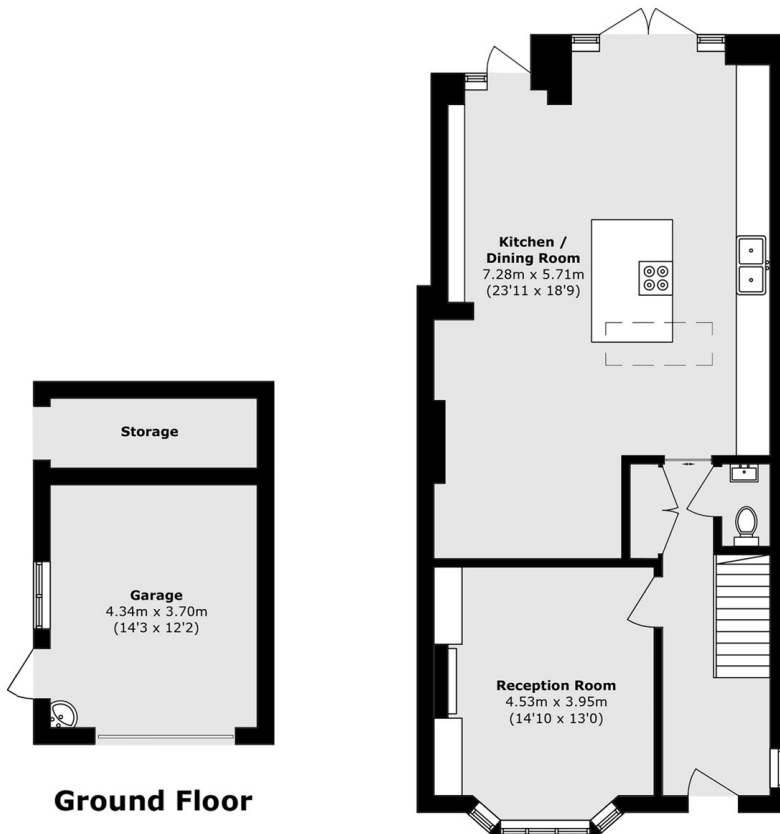
ABOUT THE HOME

A unique three bedroom semi-detached home, purchased from its original owners and meticulously renovated and extended throughout. Finished to an exceptional standard, the property has been featured in design and interiors publications and used for commercial photographic and film shoots.

On the ground floor is a bright separate reception room and downstairs WC. A hallway with encaustic stone tiles and custom-built storage leads to a beautiful open-plan kitchen and living space, with terracotta flooring and an abundance of natural light. Crittall doors open onto a large patio and landscaped garden. Set on a quiet residential street in Balham, moments from the Hyde Farm Estate, the house benefits from off street parking for 2/3 cars and significant further potential (STPP). A garage with separate gated road access from Thornton Road offers potential as a studio, additional bedroom or separate dwelling. Upstairs are three good-sized bedrooms and a marble bathroom with double sinks. The loft also offers scope for two further bedrooms or a generous principal suite (STPP).

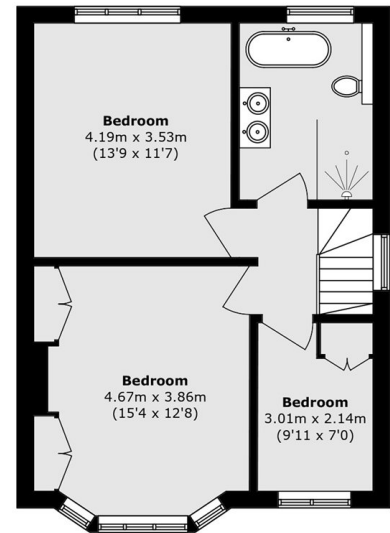






Ground Floor

Ground Floor



First Floor

Total area (approx.): 130.4 sq. m (1403.6 sq. ft)
 Excluding Garage and External Storage
 Garage area (approx.): 16.0 sq. m (172.2 sq. ft)
 External storage area (approx.): 4.6 sq. m (49.5 sq. ft)

JACKSONS BALHAM

8-11 Balham Station Road,
 London, SW12 9SG
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Energy Rating: E We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.