



Emmanuel Road, SW12

£1,500,000

A simply stunning five bedroom 1920's home located on Emmanuel Road, just moments from Tooting Bec Common and within close proximity to the highly regarded Telferscot Primary School.

- Five Bedrooms
- Two Bathrooms
- Large South Facing Garden
- Fully Extended
- Beautifully Presented
- Circa 2000sqft

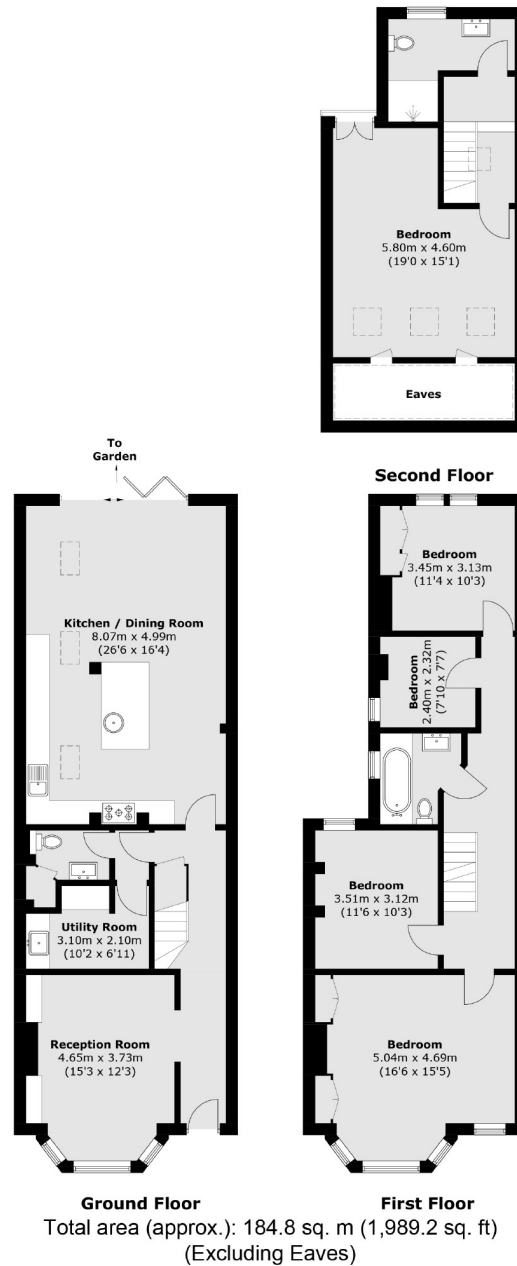


This beautiful family home has been fully extended with an impressive kitchen/family room to the rear, with underfloor heating and bifolding doors out to a large south facing garden measuring approximately 65ft. The accommodation has been well thought out to include a separate reception to the front, with built in storage and plantation shutters, a separate utility room and a downstairs guest wc. There are three double bedrooms, a smaller bedroom and a modern family bathroom on the first floor, and the loft has been converted to create a spacious bedroom and a separate luxury bathroom.

Emmanuel Road runs alongside the north side of Tooting Bec Common and is a fantastic location for easy access into Balham. The popular Hyde Farm cafe is close by and the vast array of shops, bars and restaurants on offer in Balham are all within easy reach. Balham also offers excellent transport links via the northern line and mainline stations.







Jacksons Balham
8-11 Balham Station Road
London
SW12 9SG
020 8675 6555
balham.sales@jacksonsestateagents.com

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