



BLAIRDERRY ROAD, SW2

£775,000 FREEHOLD

CHARMING SEMI-DETACHED HOME WITH OFF-STREET PARKING AND GARAGE IDEALLY SITUATED IN PRIME STREATHAM HILL

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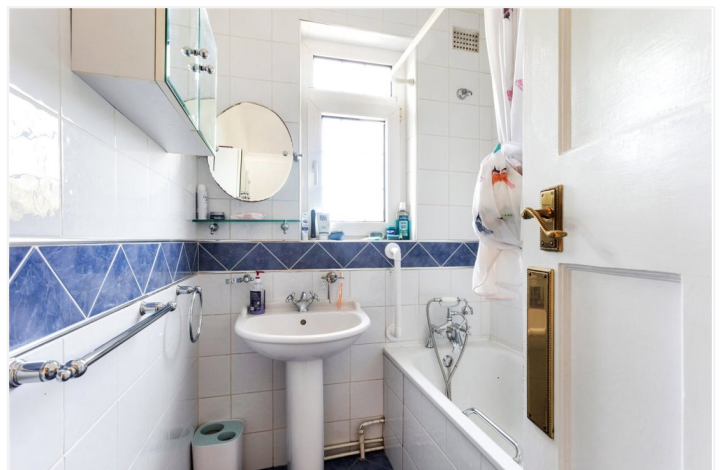


DESCRIPTION:

This charming three-bedroom semi-detached house is located on Blairderry Road, offering a blend of traditional character and modern convenience. The property boasts a spacious reception room filled with natural light, a dining room with direct access to the well-maintained rear garden, and a fully fitted kitchen with ample storage and worktop space.

Upstairs, there are three generously sized bedrooms, with the master bedroom offering a large window that enhances the bright and airy atmosphere. The property is further complemented by a family bathroom and a separate WC. One of the standout features of this home is the shared driveway, which can accommodate one vehicle at the front of the house, along with a detached garage providing additional off-street parking or storage space. The home is also prewired for an electric vehicle charging point, adding a modern touch for eco-conscious buyers. The side access adds convenience, especially for those with gardening needs.

Situated in a prime location, this property is just a short walk from excellent local schools, shops, cafes, restaurants, and green spaces, making it an ideal family home. The property is also offered for sale without any onward chain,

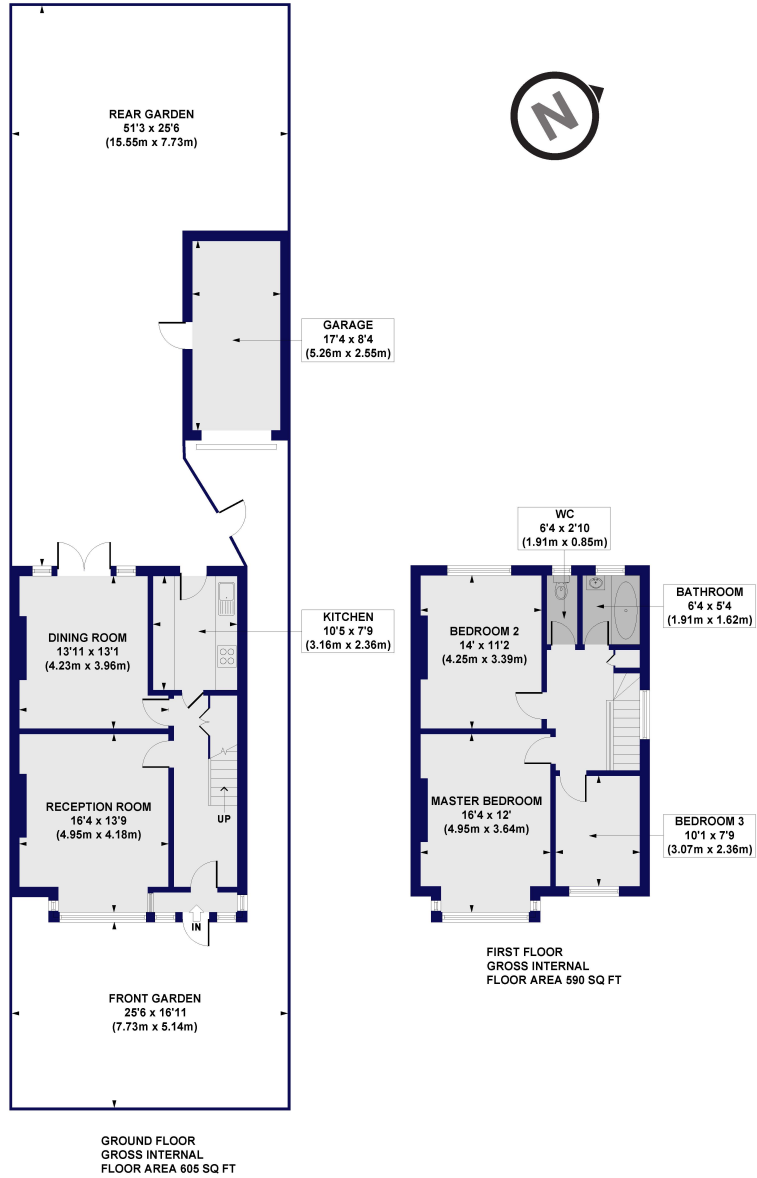




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Approx. Gross Internal Floor Area 1340 sq. ft / 124.50 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1196 sq. ft / 111.09 sq. m (Excluding Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.

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This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band:

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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