

**Arlesford Road, Clapham, SW9**

3 bedroom house for sale

**£899,950**

Freehold

## Property Details

This period property is light and airy with characterful features including: wooden flooring, high ceilings and feature fireplaces in multiple rooms. The ground floor comprises a reception and dining room, a bathroom and an extended kitchen. The dining room on this floor is currently occupied as a fourth bedroom which does demonstrate the flexibility of the space, there is the possibility of knocking through into the reception room at the front and creating a dual-aspect living area in which to both dine and entertain. The eat-in kitchen at the rear of this floor is considerably large, spanning the width of the property and providing ample space for a large dining table. The modern kitchen has a sleek gloss finish and provides abundant storage options and surface space. The kitchen is flooded with natural light from both the multiple sky lights and the French doors that open out on to the low-maintenance, West-facing private garden. On the first floor, three well-proportioned double bedrooms, all with built-in storage options, good dimensions and plenty of natural light that creates a pleasant atmosphere. There is a further two family-sized bathrooms on this floor, both modern and in great condition. The house is completed by a cellar, ideal for any extra storage requirements.

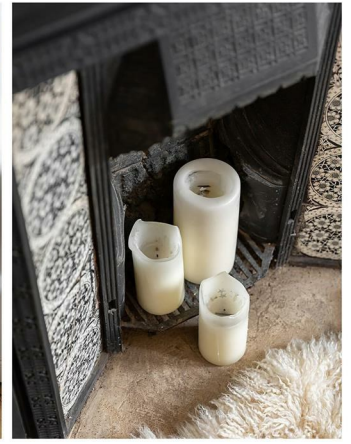
## Features

- Three/Four double bedrooms
- Three bathrooms
- Victorian Freehold house
- Two reception rooms
- 1320 square feet of internal space
- West-facing private garden
- Substantial loft space and development potential
- Access to the Northern and Victoria tube lines
- Sought-after location within walking distance to Clapham, Brixton and Stockwell centres
- Chain-Free

Council tax band E

EPC rating D (63)









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## 4 Bedroom House

Approx internal area:

**1320 sqft 123 sqm**

While we do try our very best, floor plans are produced as a guide only and we take no responsibility for the precise accuracy with which any property is represented





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