

FREEHOLD



Mid Terraced House with Garage
**QUEENSVILLE ROAD,
CLAPHAM PARK,
LONDON,
SW12 0JJ**

£845,000

FEATURES

Spacious 3 Double Bedroom Terraced House

Requiring Modernisation

Potential for a rear extension STPP

Potential for a loft extension STPP

Gas Central Heating

Tranquil Rear Garden

Garage with Off Street Parking

Council Tax Band E

EPC Rating E

No Onward Chain. View Now!



3 Bedroom Mid Terraced House with Garage located in Clapham Park

A Spacious Three Double Bedroom Mid Terraced House with Garage in a quiet residential street, requiring modernisation and offering a fantastic opportunity for a renovation project with potential for a rear and loft extension STPP.

The lush green expanse of Tooting Common is just a short stroll away, offering a tranquil retreat from the urban hustle.

Central Balham, with its vibrant array of restaurants, bars, and shopping facilities, including Waitrose and Sainsbury's, is also within easy reach.

Commuters will appreciate the convenience of nearby Balham tube and train stations, as well as Clapham South Northern Line station, offering quick access to central London in just 20 minutes.

A highly regarded area by families for its proximity to the esteemed Henry Cavendish Primary School.

Features; 2 spacious reception rooms, Spacious kitchen, First floor family bathroom with a separate WC, 3 double bedrooms, Gas central heating, Tranquil rear garden and Separate freehold garage with off street parking. Council Tax Band E. EPC Rating E. No Onward Chain. View Now!

ENTRANCE HALL 15' 3" x 7' 10" (4.65m x 2.40m)

LOUNGE 14' 0" x 12' 10" (4.29m x 3.93m)

DINING ROOM 13' 11" x 10' 11" (4.26m x 3.33m)

KITCHEN BREAKFAST ROOM 10' 3" x 9' 3" (3.14m x 2.84m)

LANDING 9' 10" x 7' 4" (3.01m x 2.25m)

BATHROOM 7' 6" x 5' 0" (2.31m x 1.53m)

WC 5' 0" x 2' 6" (1.53m x 0.78m)

BEDROOM 1 16' 2" x 11' 5" (4.93m x 3.48m)

BEDROOM 2 12' 1" x 10' 11" (3.69m x 3.35m)

BEDROOM 3 10' 5" x 7' 4" (3.19m x 2.25m)

FRONT GARDEN 6' 9" x 19' 8" (2.07m x 6m)

REAR GARDEN 32' 3" x 19' 8" (9.85m x 6m)

SEPERATE FREEHOLD GARAGE WITH OFF STREET PARKING IN FRONT (SITUATED DIRECTLY

OPPOSITE THE PROPERTY) 15' 7" x 8' 0" (4.75m x 2.44m)



BENSON & PARTNERS | 4 – 6 STATION ROAD, LONDON, SE25 5AJ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Us On:

020 8653 3444

southnorwood@bensonpartners.co.uk

www.bensonpartners.co.uk

Council Tax Band: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.