



Hillbury Road £439,950 FH





# PORTERS ESTATE AGENTS

RESIDENTIAL SALES, LETTINGS & MANAGEMENT

ANDREW CROFT & CO

SOLICITORS & NOTARY PUBLIC



Rarely available a one bedroom freehold end of terrace house in this sought-after location backing directly onto Tooting Bec Common with its extensive leisure facilities, the bright reception room opens onto the well-maintained gardens. The house comprises a fitted kitchen (design by Hatt) with built in appliances, double bedroom with a built-in wardrobe, white bathroom suite, walk in cupboard and access to a large loft. Externally the gardens are well stocked with shrubs, flowers and mature trees, the single garage is excellent for storage/car parking and the house is being sold with NO CHAIN INVOLVED.

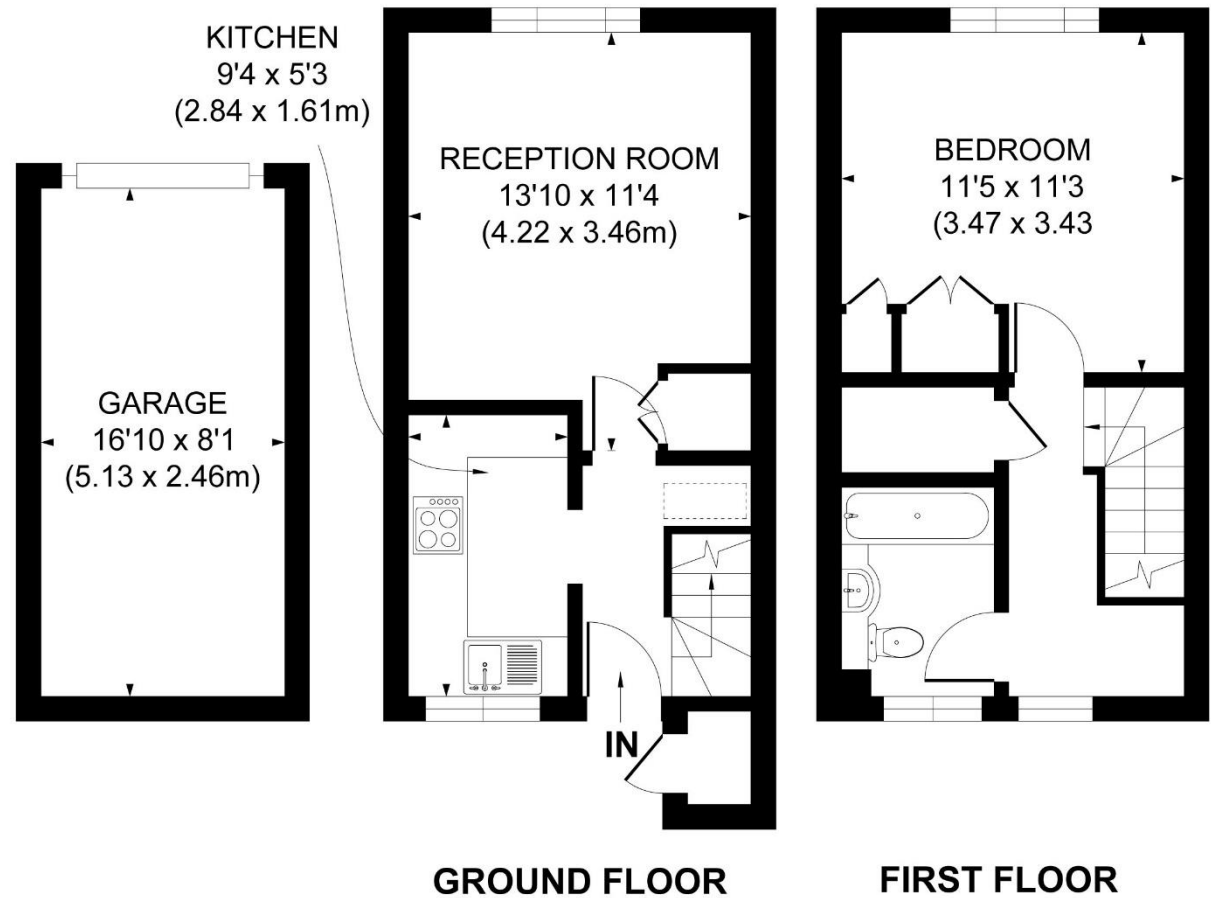
Hillbury Road Balham SW17 8JT - £439,950 FREEHOLD

Council Tax: London Borough of Wandsworth Band C - £616.89 for 2017/2018

Medallion Award Winning Construction with Cavity Wall Insulation. Heaver Estate Conservation Area  
£21.00 per month to cover gardening, communal lighting & maintenance  
£119 per year building insurance

- Freehold end of terrace house
- Single garage
- Double bedroom
- with built in wardrobes
- Bright reception room
- Hatt designed kitchen
- White bathroom suite
- Beautiful gardens
- Within a 10-minute walk of Balham tube (1.1km)
- Direct access to Tooting Bec Common
- Heaver Estate
- Conservation Area
- No chain involved

Total Area: 47.5 m2 ...512 ft2



**APPROX. GROSS INTERNAL FLOOR AREA 642 SQ. FT / 59.68 SQ. M**  
**INCLUDING GARAGE**

Illustration for identification purpose only, not to scale





Reception shot 1



Reception shot 2



Door to the gardens



Kitchen shot 1



Kitchen shot 2



Bedroom



Bathroom



Garage



Front Garden



