

CAUTLEY AVENUE, ABBEVILLE VILLAGE, SW4
GUIDE PRICE: £3,000,000 - £3,300,000



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3,029 SQ FT / 281 SQ M

5 BEDROOMS | 4 BATHROOMS | 4 RECEPTIONS | FREEHOLD

A substantial semi-detached Victorian double fronted family house built circa 1886-1889, and measuring just over 3,000 square feet (281 Sq.Mtrs). This five double bedroom property, represents a rare opportunity to own one of just a select few in the Abbeville Village, of these sought-after homes which offer exceptional lateral space and correspondingly larger than average rear gardens.

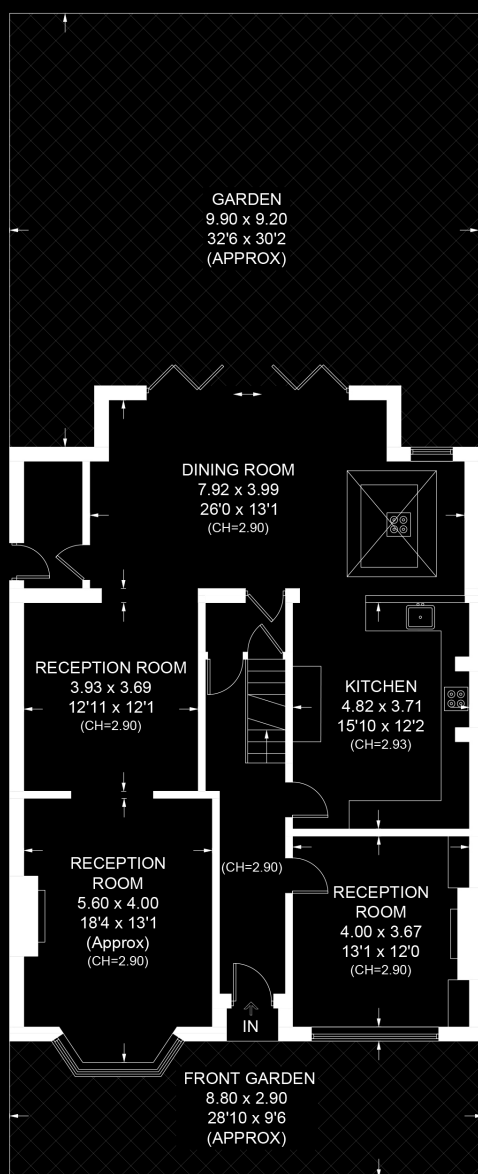
Having been extended and modernised by the currently owners, this beautifully presented home benefits from under floor heating and double glazed windows and full width opening doors out to the rear garden. The property briefly comprises; entrance hall, large storage cellar, four reception rooms, fitted kitchen, utility room, principle bedroom with large walk in wardrobe plus oversized en-suite luxurious bathroom. There are a further four double bedrooms served by an additional three bath//shower rooms (two of which are en-suite) plus a further separate W.C.

Cautley Avenue, leading directly off Clapham Common Southside and the Common itself, is just 0.3 miles to the tube station at Clapham South. Abbeville Village with its array of bespoke independent shops, cafés and bars is equally close at hand as are numerous excellent schools.

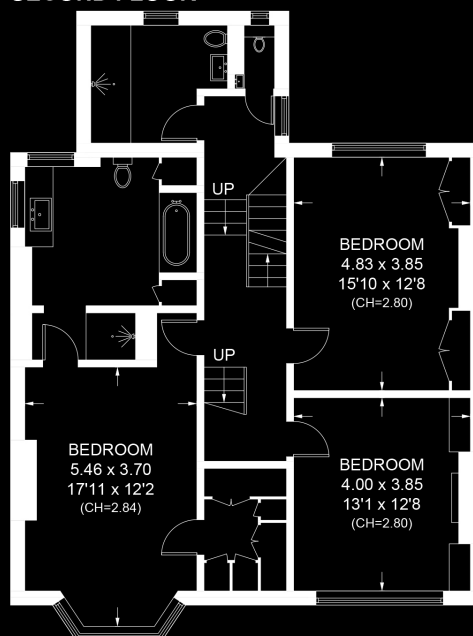
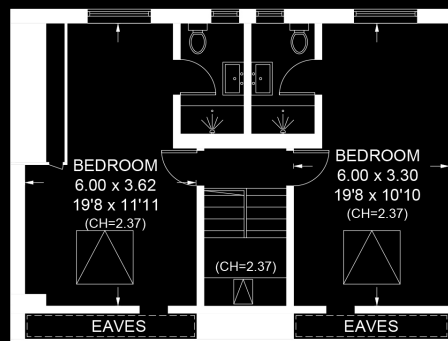
SCAN TO VIEW
THIS PROPERTY



Approximate Area = 281.4 sq m / 3029 sq ft
Including Limited Use Area (3.8 sq m / 41 sq ft) / Eaves



□ = Reduced head height below 1.5m



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Floor plan for identification purposes only - not to scale.

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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