



ATKINS ROAD, SW12
£1,200,000 FREEHOLD

SPACIOUS FAMILY HOME WITH FLEXIBLE LAYOUT, GARDEN, AND PARKING

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DESCRIPTION:

Nestled in a prime location, this generously proportioned family home offers versatile living and entertaining spaces across two floors, complete with outdoor amenities to suit every occasion. Beyond the gated driveway, which accommodates up to nine vehicles, the property welcomes you with a grand entrance leading to a modern kitchen-diner that boasts sleek cabinetry, integrated appliances, and a breakfast bar.

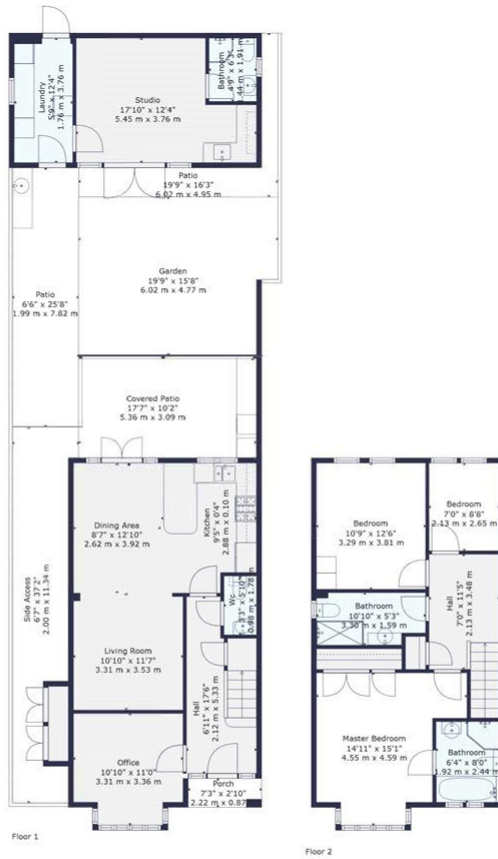
The ground floor unfolds into a spacious living room bathed in natural light, a charming dining area, and a covered patio ideal for all-season enjoyment. A flexible bedroom on this level, currently used as an office/study, adds adaptability to the layout. A beautifully landscaped garden, complemented by a summerhouse, offers a tranquil retreat, while side access adds convenience.

Upstairs, three well-appointed bedrooms provide ample storage, including a principal bedroom with an ensuite shower room. A separate family shower room ensures practicality for busy households.

This home is being sold via Secure Sale online bidding. Terms & Conditions apply.







TOTAL: 1538 sq. ft, 143 m²

FLOOR 1: 914 sq. ft, 85 m², FLOOR 2: 624 sq. ft, 58 m²

EXCLUDED AREAS: PORCH: 21 sq. ft, 2 m², COVERED PATIO: 182 sq. ft, 17 m², PATIO: 247 sq. ft, 23 m², GARDEN: 293 sq. ft, 27 m², SIDE ACCESS: 188 sq. ft, 18 m²

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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 Winkworth. 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.



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		
(81-91)	B		
(69-80)	C	79	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: F

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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