



**PETRAS  
PROPERTY**



## **44 Franche Court Road, London, SW17 0JU**

### **Guide price £1,150,000**

An attractive four bedroom terraced house in a lovely quiet position offering light and nicely proportioned rooms.

The property is in good decorative order and has a tasteful interior feel and offers four double bedrooms and two bathrooms (one ensuite) arranged over the top two floors. On the ground floor, there is nicely finished double reception room leading to the kitchen/breakfast room. The garden is a good size and there is scope for a rear extension subject to the normal planning permissions.

Franch Court Road is a popular and friendly street situated between Earlsfield Overground Station and Tooting Broadway Underground Station with numerous bus routes going in both directions. The proximity to both stations give ample transport options into the city and to central London. Garratt Lane offers many local amenities, restaurants and coffee shops. The green spaces of Garratt Green, Garratt Park and Wandsworth Common are a short walk away.

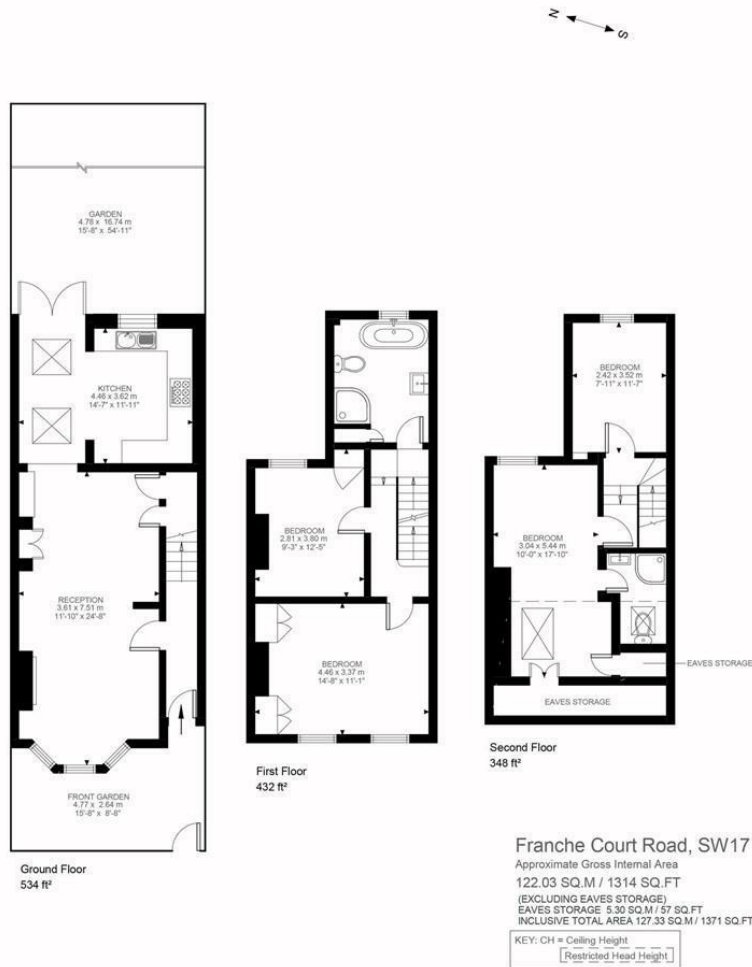


Illustration for identification purposes only. Not to scale.  
 Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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