



**PETRAS
PROPERTY**



7a Franche Court Road, London, SW17 0JX

Guide price £1,200,000

A superb four bedroom Edwardian family house on this quiet tree lined street within a desired pocket of Earlsfield.

The house, which is in good decorative order offers well proportioned and versatile space. Apart from a terrific double reception space, it has been extended to the rear to provide what must be the principal selling point - a fabulous open family/kitchen/dining space leading out through bi-fold doors to the well maintained garden (part paved, part astroturf). Downstairs also benefits from a useful cloakroom.

The property offers four bedrooms served by a large family bathroom and a further top floor ensuite shower room. There is useful eaves storage.

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. 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			79
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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