



SINGLETON CLOSE, LONDON, SW17

Carter Jonas

# SINGLETON CLOSE, LONDON, SW17

A beautifully renovated freehold house with garage, offering spacious interiors, stylish finishes, and a sought-after residential setting.

This well-presented property is perfect for families, professionals, or discerning buyers looking for a turnkey home that blends modern comfort with practical design.

The welcoming hallway leads through to a bright, well-equipped kitchen with ample space for a dining table. To the rear of the property, a spacious living room, offers easy access to the low-maintenance private garden, creating an ideal space for relaxing or entertaining. There is a guest W.C. and shower room on the ground floor.

Upstairs, the generous principal bedroom overlooks the garden, providing a quiet retreat. Two additional double bedrooms are also located on this floor, along with a family bathroom. The home also includes spacious loft for additional storage use.

The property also benefits from a private garage suitable for a small car, as well as off-street parking.

Situated in a peaceful, family-friendly cul-de-sac, Singleton Close offers easy access amenities of Tooting and Colliers Wood, along with excellent transport links.

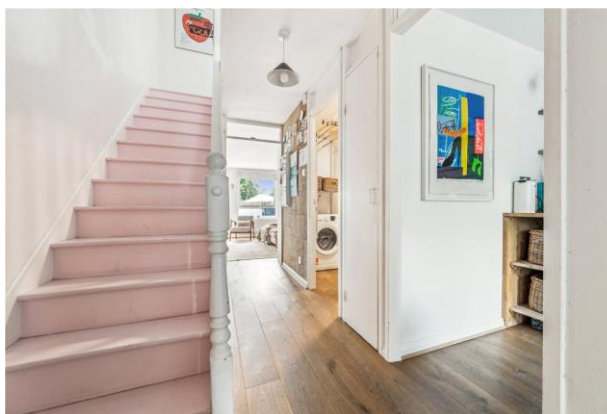
## AMENITIES

- Three double bedrooms
- Freehold terraced house
- Private garden
- Garage
- Family-friendly cul-de-sac
- Close to Tooting and Colliers Wood

**TENURE** Freehold

**LOCAL AUTHORITY** London Borough of Merton

**EPC BAND** C






## Singleton Close, SW17

Approximate Floor Area = 95.14 sq m / 1024 sq ft

(Including Garage)

Garage = 12.58 sq m / 135 sq ft

 = Reduced head height below 1.5m



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Wandsworth Sales 020 8767 7711**

wandsworth@carterjonas.co.uk  
19 Bellevue Road, London, SW17 7EG

**carterjonas.co.uk**  
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