

HALDON ROAD | SW18





HALDON ROAD, SW18

3 Bed House - Townhouse

1667.00 sq ft | Freehold

- Three bedrooms
- Potential to extend (sttp)
- Renovation project
- Close to Wnadsworth Town, schools, parks.

The property is set behind a low wall and is accessed through a gate, leading over a paved area to the covered front door.

Upon entry, a lovely entrance hall with a wood floor, period features, and a view extending all the way through to the rear garden awaits.

A door on the right leads to a fabulous double reception room. To the front is a bay housing three sets of single-glazed, timber, sash windows, a chimney breast with dwarf cabinets and display shelving to the right. The rear half of the room features a fireplace with a cast-iron insert and dwarf cabinets to the left with display shelving above. There is a single-glazed sash window to the rear, overlooking the garden.

To the rear of the ground floor, steps lead down to the kitchen, and there is a door under the stairs leading to the cellar. The kitchen offers a range of cream wall and base units, a sink, an oven with a hob, and a hollowed-out chimney breast. There are two sash windows, one to the side and one to the rear, along with a door out to the garden.

On the first floor, at the half landing, there is a bedroom to the rear, featuring a fireplace still in situ with a cast-iron mantelpiece, and a sash window to the rear. There is also a separate W.C. with a window to the side.

Finally, on the first floor, there is a wardrobe on the landing with a hatch above, providing access to the loft. To the rear of the house is a double bedroom with a fireplace and a sash window. To the front is the main bedroom with a fitted wardrobe to the left of the fireplace. The fireplace features a marble mantelpiece and surround, accompanied by a cast-iron insert. There is a bay to the front with three sets of single-glazed timber sash windows.

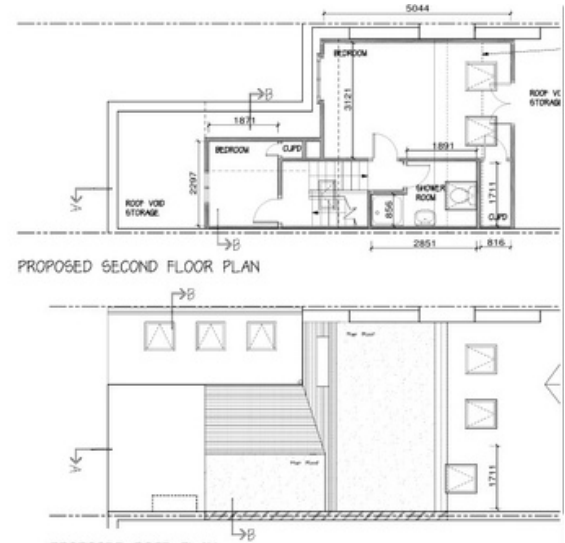
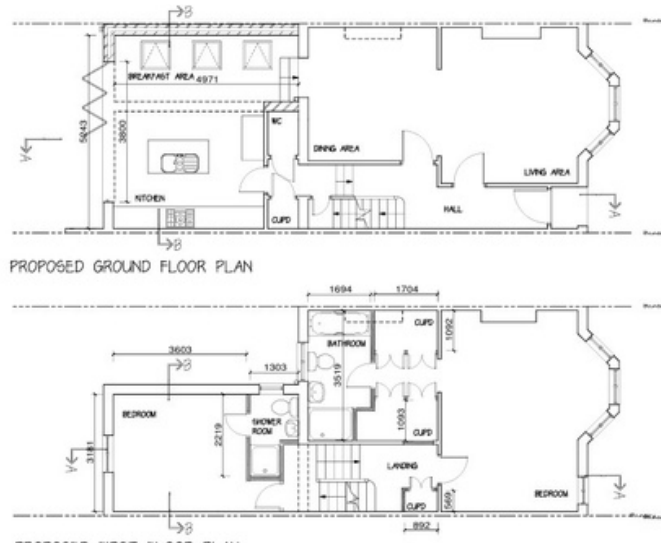


The bathroom has a tiled floor, a bath with a wall-mounted overhead shower and a handheld shower attachment. There is a wash basin and a double-glazed sash window to the front

The garden is a good size and currently there is an old outdoor loo that has been converted to house the gas boiler. The cellar is full height under the hallway but to the side has been half excavated meaning if someone wanted to dig out the basement there would be a lot less soil to move (one of the main costs).



Below are plans for 73 Haldon Road, approved in March 2025 and an example of what could be done



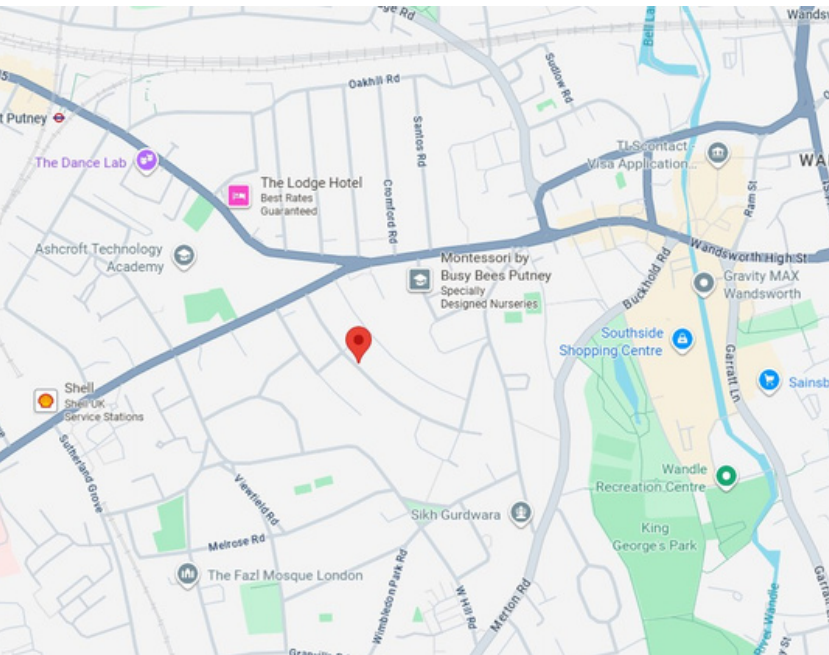
- Savills recently sold a fully modernised house on Haldon road with an asking price of £1,775,000.
- An extended but not immaculate house on Haldon road has recently sold with an asking of £1,400,000
- A house with loft but no rear extension has gone under offer with an asking price of £1,330,000.
- We have two building firms that have done work locally who have advised a full extension could be achieved for between £300k and £500k depending on the level of fixtures and fittings.



Energy Efficiency

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Location



Floor Plan

Haldon Road, London, SW18

Approximate Gross Internal Area = 111.1 sq m / 1196 sq ft

Basement = 12.0 sq m / 129 sq ft

Reduce Head Room = 31.8 sq m / 342 sq ft

Total = 154.9 sq m / 1667 sq ft



IMPORTANT NOTICE: GP Weston gives notice that all text photographs and plans on these brochure are for guidance only and are not necessarily comprehensive; any areas, measurements or distances given are approximate; these details do not constitute part of an offer or contract and must not be relied upon as statements or representation of facts; It should not be assumed that the property has all the necessary planning permissions and building regulations approvals; we are not authorised to give any presentations or warranties in relation to this property whatsoever; potential purchases must satisfy themselves as to the correctness of all details by inspection or otherwise.



**Contact us for further details
or a free valuation on your
property.**

0752 5008 650 | 0787 5355 382

James@gpweston.co.uk

Jessica@gpweston.co.uk

www.gpweston.co.uk