

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



## 40 Chestnut Grove, London, SW12 8JD

**£995,000**

Nestled in the heart of Chestnut Grove, Balham, this charming house presents a wonderful opportunity for those seeking a property with great potential. Boasting three spacious reception rooms and three comfortable bedrooms, this home offers ample space for both relaxation and entertaining.

With a generous area of 1140 square feet, this house is a lovely blank canvas, ready for your personal touch and modernisation. Situated on one of Balham's most favoured roads, it benefits from a prime location that is just a short stroll away from the vibrant Balham High Road. Here, you will find an array of shops, cafes, and restaurants, ensuring that all your daily needs are within easy reach.

The local school is classed as good but is tipped to be outstanding at next review.

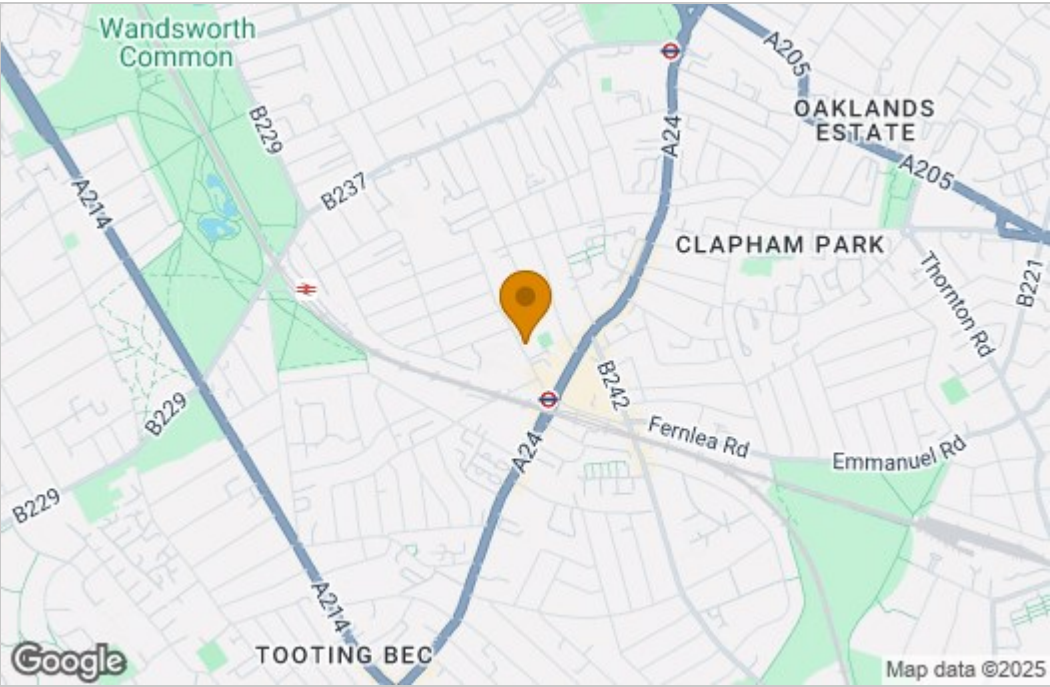
The property is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer looking to create your dream home or an investor seeking a property with potential, this house is an excellent choice. Embrace the opportunity to transform this space into a modern haven in a sought-after area of Balham.



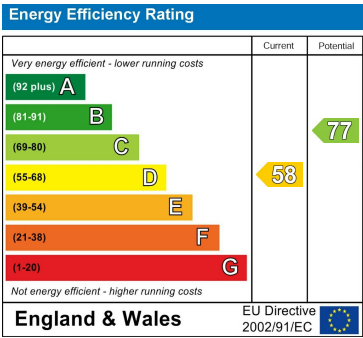
Floor Plan



Area Map



Energy Efficiency Graph



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