



 RAMPTON
BASELEY

Crescent Lane | SW4
Freehold



Description

Situated on this popular residential road within the desirable location of Abbeville Village is a considerably wider than average (almost 6 meters wide), well presented five-bedroom Victorian house. The accommodation measures approximately 2,865 sq ft over three floors and has a particularly good feeling of natural light and space throughout. The stunning property has been extended to rear on the ground floor, into the side return and on the top floor into the loft space.

On the ground floor there is beautiful double reception room with attractive wooden flooring, detailed ceiling mouldings and a feature fire place. The front part of the reception room has a large bay window and the rear section has extensive built in shelving units and opens to the stunning kitchen family room. The kitchen dining room is well equipped with a range of wall/base units, black composite stone work surfaces, integrated appliances and wooden flooring. The rear of the house has a superb spacious garden room which is incredibly light, boasts underfloor heating and has concertina doors that open out on to the attractive 62ft south west facing garden. There is plenty of space for entertaining as well as everyday family living through the ground floor. In addition, there is a separate wc on this level.

The master bedroom is particularly impressive and can be found on the first floor with a substantial walk in wardrobe. It benefits from an extremely luxurious en suite bathroom and a unique separate large walk in shower. A good sized double bedroom (with fitted cupboards) and family shower room are also on this level.



- Five double bedrooms
- Double reception room
- Kitchen dining room
- Conservatory
- Master en suite bathroom
- Family shower room
- Family bathroom
- Downstairs wc
- Cellar and 62ft garden
- *Chain Free*

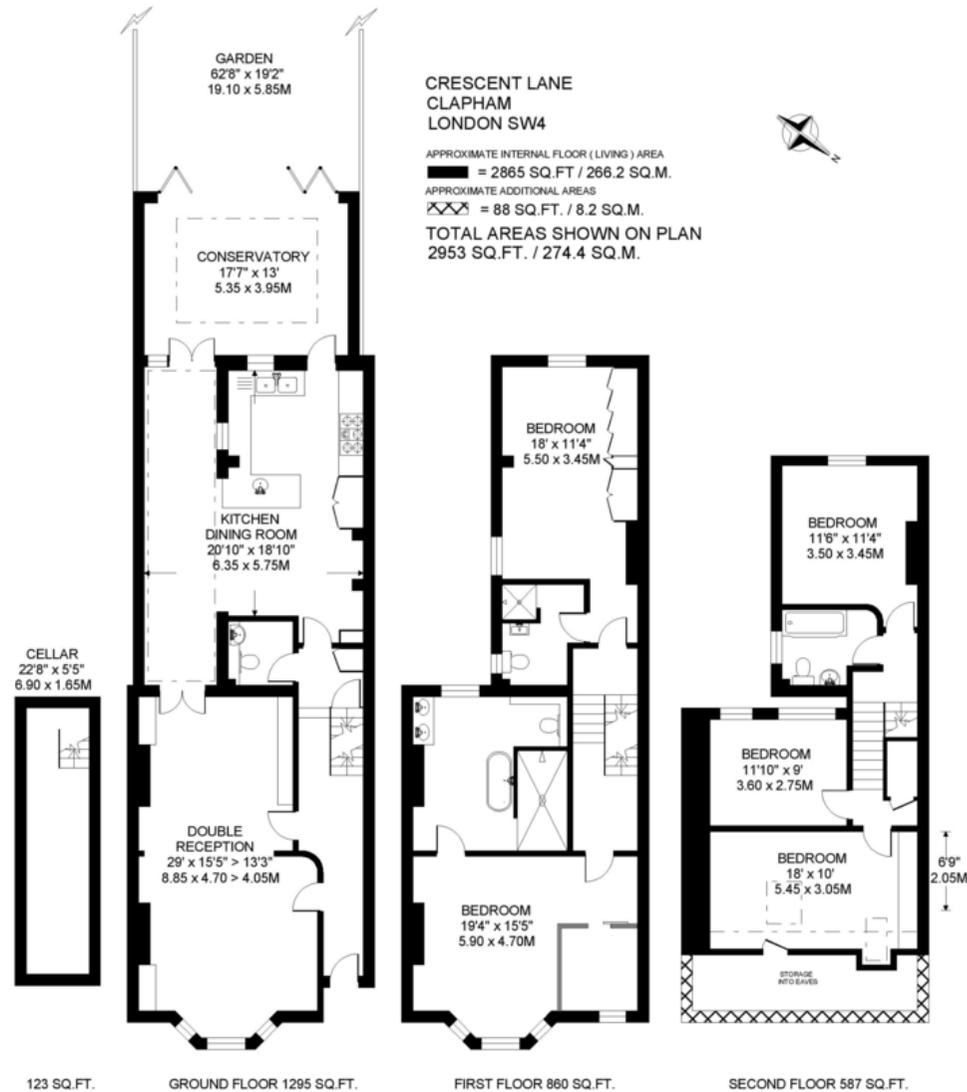
Three further double bedrooms and a family bathroom are on this upper level. Additional storage can be found in the eaves. The cellar also is great for storage but also has potential for further development, subject to the usual consents.

Crescent Lane is situated to the easterly end of Abbeville Rd, close to Clapham Common and the many restaurants and specialist shops on Abbeville Road. Access north of the river is via tubes at Clapham Common, Clapham South and Clapham North (Northern Line).





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 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

