



 RAMPTON
BASELEY

Broxash Road | SW11
Freehold



Description

A superb four bedroom family house situated on this popular residential road between the commons. This beautifully presented property has the accommodation arranged over three floors and measures approximately 2,078 sq ft. It has been completely renovated by the current owners with an extension on the ground floor into the side return, as well as a basement excavation. The stunning interior has a contemporary theme that fits in well with the Victorian proportions. The finish is superb throughout with good quality material and fittings incorporated in every room.

There is an attractive double reception room with a feature fire place, built in bespoke cabinetry flanking the chimney breasts and hard wood flooring. The rear part of the reception room has been arranged as a TV area and it lends itself to an excellent space for every day family living. The stylish kitchen/ family room is equipped with stunning high gloss white units, composite stone work surfaces and quality integrated appliances. Concertina doors open to a pretty garden with an easi grass lawn and built in seating. There is also separate WC on this floor.

The lower ground floor benefits from an extremely well equipped utility room.

On the first floor, the master bedroom boasts more high end built in joinery and a luxurious en-suite shower room, plus the added bonus of a walk in dressing area. A good sized double bedroom and a family bathroom are also on this floor. Two further double bedrooms and a study/ home office are arranged over the second



floor. The larger of the two rooms boasts an en-suite shower room, a Juliet balcony and excellent storage within the eaves. All bathrooms have the luxury of underfloor heating.

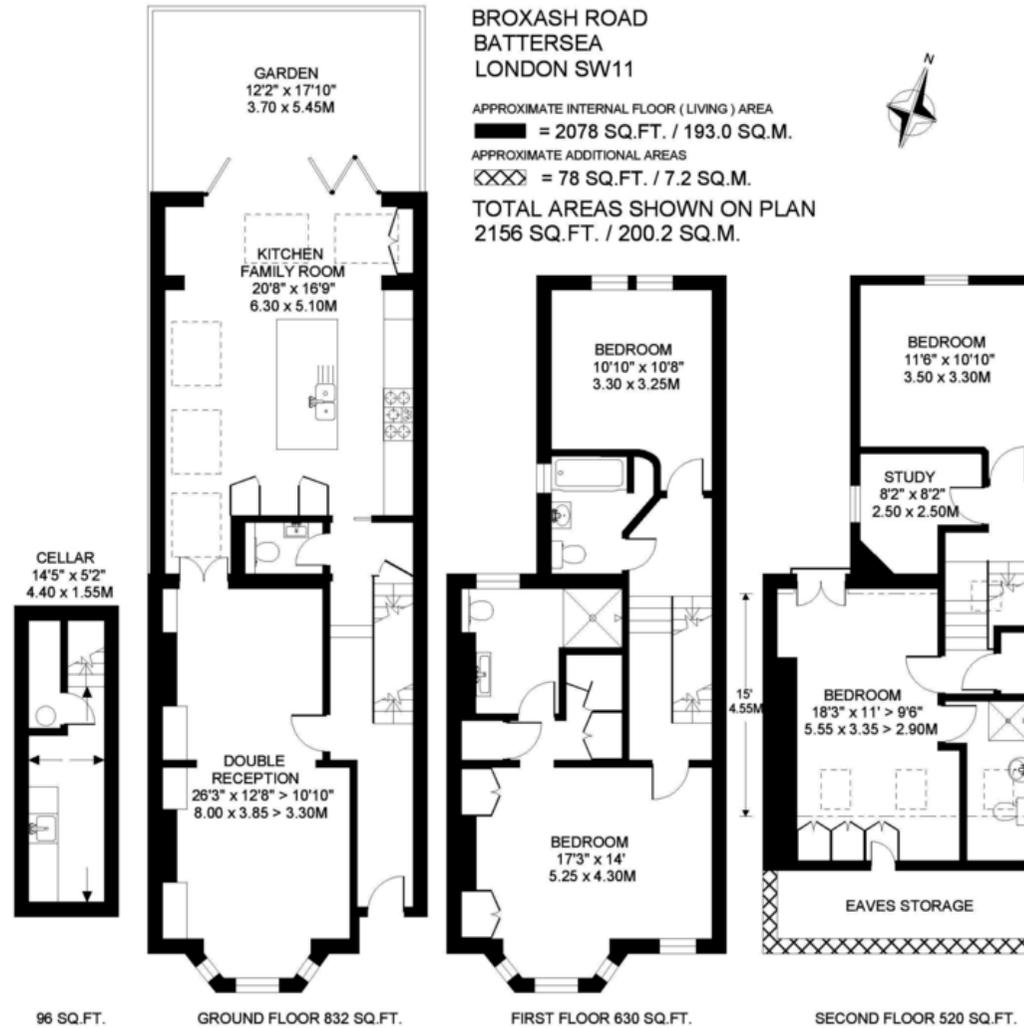
Broxash Road is a popular residential street that runs East-West off Clapham Common West Side. Clapham South tube is approximately a five minute walk across the Common, and the amenities of Northcote Road are a similar distance in the opposite direction. There are a number of good state and private schools nearby (subject to catchment and entrance each year).

- Four double bedrooms
- Study/Home office
- Double reception room
- Kitchen family room
- Family bathroom
- Two ensuite shower rooms
- Downstairs wc
- Cellar/Utility room
- Garden





131 Northcote Road, London, SW11 6PS,
 T 020 7228 5111
 E batterseasales@ramptonbaseley.com
 www.ramptonbaseley.com



COPYRIGHT:
 FLOORPLAN PRODUCED FOR 'RAMPTON BASELEY' by www.floorplans.co.uk
 This plan is provided for general information only and is for guidance only and must not be relied upon as a statement of fact.
 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 dashed line marks 1.0m height, and the measurements are shown at floor level.

All statements contained in these particulars as to this property are made without responsibility on the part of Rampton Baseley Estate Agents

