



 RAMPTON  
BASELEY

GERALDINE ROAD, SW18 / FREEHOLD

## SW18 / FREEHOLD

**A BRIGHT, SPACIOUS AND WELL PRESENTED FIVE BEDROOM FAMILY HOUSE WITH OFF-STREET PARKING AND A DEEP REAR GARDEN ON THIS POPULAR RESIDENTIAL STREET IN THE HEART OF WANDSWORTH.**

Offering over 2,200 sq ft of accommodation, the property features a wonderful double reception room with tall ceilings, an attractive fireplace with an ornate marble surround and a deep bay window flooding the room with natural light. To the rear is a particularly large kitchen, dining and family space with wide board oak flooring, a smart modern kitchen with a central island, integrated appliances and a walk-in pantry. Lit from above by two large roof lights, the room is beautifully bright and airy and has ample space to sit, eat and entertain. Full height bi-folding doors lead to the garden. A utility room and downstairs cloakroom complete the ground floor accommodation.

Five bedrooms arranged over the two upper floors, include a bright, spacious principal bedroom to the front of the house with built-in wardrobes, a pretty fireplace and a large bay window. There are two further double bedrooms on this floor together with a family bathroom and two additional bedrooms on the top floor, a second bathroom and access to eaves storage.

Of particular note is the 67' rear garden, mainly laid to lawn with borders filled with mature plants, flowers and shrubs. There is also off-street parking for one car to the front of the house with an EV charging point.

This property is situated on Geraldine Road, an attractive residential street running between East Hill and Allfarthing Lane. The amenities of Wandsworth Town and St John's Hill are a short walk away, as are the open spaces of Wandsworth Common. Transport can be found close by at Wandsworth Town & Clapham Junction, with direct links into Waterloo. There are a number of excellent state and private primary schools nearby (subject to catchment areas each year).

Council Tax Band: G | EPC: D | Tenure: Freehold

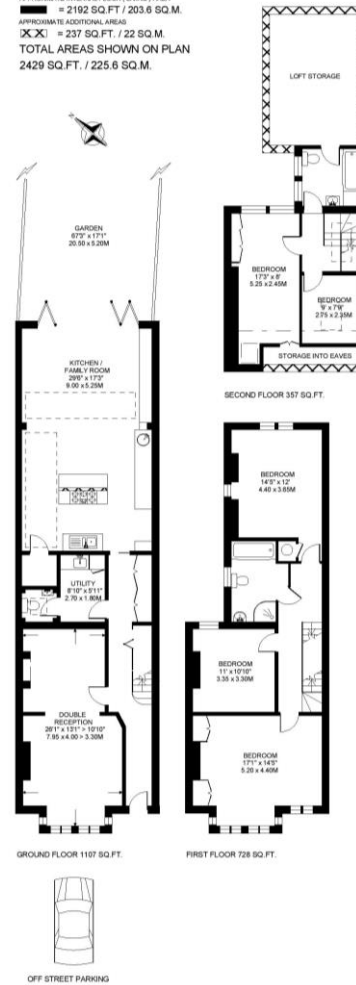


**OPEN PLAN KITCHEN | DOUBLE  
RECEPTION ROOM | FIVE  
BEDROOMS | TWO BATHROOMS |  
UTILITY ROOM | GARDEN | LOFT  
STORAGE | OFF STREET PARKING**



GERALDINE ROAD  
WANDSWORTH  
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
■ = 2192 SQ.FT / 203.6 SQ.M.  
APPROXIMATE ADDITIONAL AREAS  
X X X = 237 SQ.FT. / 22 SQ.M.  
TOTAL AREAS SHOWN ON PLAN  
2429 SQ.FT. / 225.6 SQ.M.



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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 solid line marks 1.5m height, and the measurements are shown at floor level.

**IMPORTANT:** We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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