



**RAMPTON
BASELEY**

THURLEIGH ROAD, SW12 / FREEHOLD

SW12 / FREEHOLD

NESTLED IN A HIGHLY SOUGHT-AFTER LOCATION BETWEEN THE COMMONS, IS THIS DISTINCTIVE RESIDENCE WHICH IS A FUSION OF TWO HOUSES WHICH HAVE BEEN CONVERTED INTO ONE UNIQUE DOUBLE-FRONTED HOUSE ON THURLEIGH ROAD. THE PROPERTY HAS THE ADDED POTENTIAL TO REVERT TO ITS ORIGINAL LAYOUT AS TWO SEPARATE HOMES (SUBJECT TO USUAL CONSENTS). THE PROPERTY OFFERS APPROXIMATELY 1,634 SQ FT OF LIVING SPACE WITH A LIGHT AND AIRY ATMOSPHERE THROUGHOUT.

A HUGE DRAW TO THIS FANTASTIC PROPERTY IS THE DOUBLE GARAGE AND GARDEN WHICH PROVIDES AN IDEAL SETTING FOR OUTDOOR DINING AND ENTERTAINING.

The ground floor hosts an open-plan kitchen / breakfast room featuring an extensive array of wall and base units along with fully integrated appliances. The kitchen leads into a spacious double reception room, offering ample space for both a comfortable seating area and dining space, all while proving picturesque views of the garden.

Sliding doors open from the reception room into the large garden, creating an inviting environment for al fresco dining and entertaining.

On the first floor are four generously proportioned double bedrooms, each equipped with built-in wardrobes. The bedrooms are distributed across two separate staircases, with two bedrooms on each side of the property. Additionally, two well-appointed family bathrooms with ample storage can be found, one on the left side and the other on the right.

This magnificent house is located on Thurleigh Road between Rusham Road and Hendrick Avenue, and close to Wandsworth Common. Clapham Common is also just a short walk away, as are the amenities of both Northcote Road and Bellevue Road. Transport can be found at Wandsworth Common or Clapham Junction Overground stations, and Clapham South Underground on the Northern Line. A number of popular state and private schools are nearby, subject to catchment and entrance each year.

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

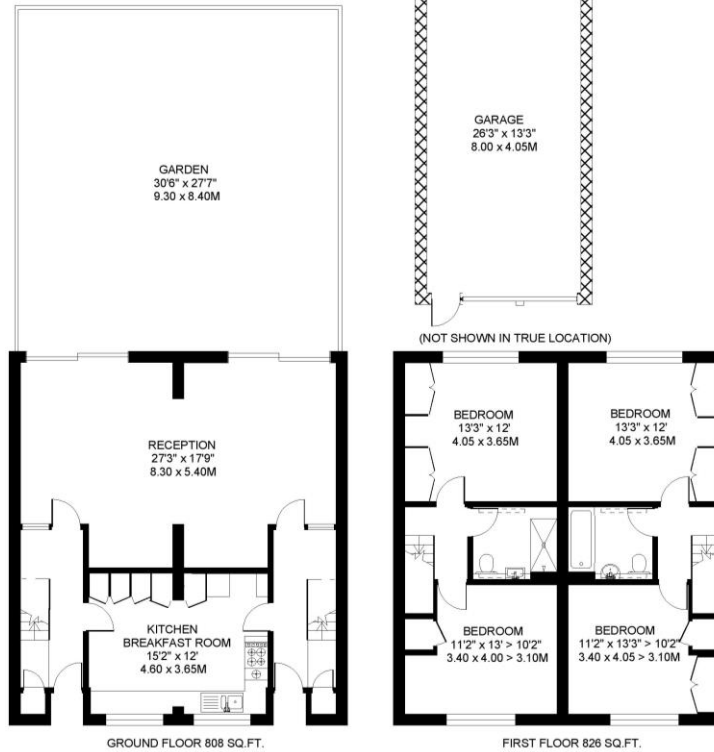
Best and Final sealed bids on Friday 1st December at midday



**KITCHEN / BREAKFAST ROOM |
DOUBLE RECEPTION ROOM | FOUR
BEDROOMS | TWO FAMILY
BATHROOMS | GARDEN | SEPARATE
DOUBLE GARAGE IN GATED
UNDERGROUND CAR PARK**



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1634 SQ.FT / 151.8 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 XXXX = 350 SQ.FT. / 32.5 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1984 SQ.FT. / 184.3 SQ.M.



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
 This plan is proportionally correct, but not to a given scale, 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 dotted 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.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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