



 RAMPTON
BASELEY

HERONDALE AVENUE, SW18 / FREEHOLD

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A UNIQUE, MODERN FIVE BEDROOM HOUSE WITH OFF-STREET PARKING SITUATED ON THIS HIGHLY SOUGHT AFTER TREE LINED RESIDENTIAL STREET CLOSE TO WANDSWORTH COMMON.

Set back from the road behind and with a generous amount of off street parking to the front, this turreted, semi-detached family home provides a huge amount of entertaining space together with five good sized bedrooms.

There is a spacious entrance hall on the ground floor with double doors opening onto a generous reception room, which features a glazed turreted seating area and modern gas fireplace. Divided from the main reception room by double doors, a dining/family room to the rear has French doors opening onto the garden and leads through to a light, bright and particularly spacious kitchen/breakfast room with a modern, shaker style kitchen and integrated appliances. The room has been cleverly designed to allow space for a large dining table. French doors lead directly to the garden.

Five bedrooms are arranged over the two upper floors including an impressive principal bedroom suite to the front featuring a turreted study area, a dressing room and en-suite bathroom. There is also a further en-suite guest bedroom on this floor. Three further bedrooms and a shower room can be found on the top floor which also has access to a large loft.

The gardens wraps around the house and has handy side access.

Herondale Avenue runs from Lyford Road to Ellerton Road. Wandsworth Common is at the eastern end of the road, so the amenities of Bellevue Road are within easy walking distance. Transport can be found at Wandsworth Common station which provides quick and easy access to central London via Victoria. There are numerous excellent state and private schools nearby, subject to catchment and entrance each year.

Council Tax Band: H | EPC: C | Tenure: Freehold

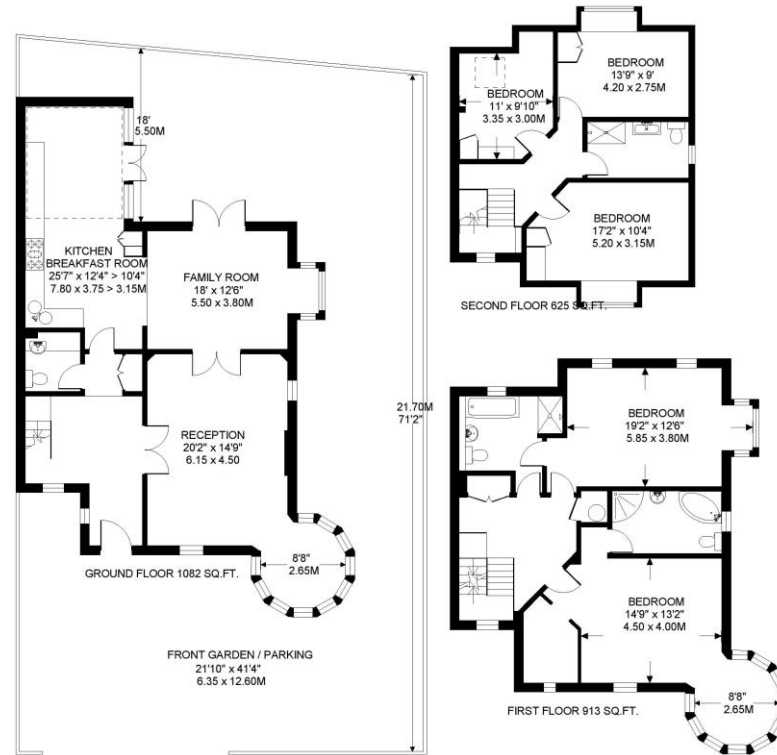


**FIVE BEDROOMS | THREE
BATHROOMS | RECEPTION ROOM |
FAMILY ROOM | KITCHEN | GARDEN
| OFF STREET PARKING | FREEHOLD**



HERONDALE AVENUE
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
2620 SQ.FT / 243.3 SQ.M.



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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 theRICS 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.



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RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079
GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

