



 RAMPTON
BASELEY

DARLEY ROAD, SW11 / FREEHOLD

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THIS BEAUTIFUL TWO-BEDROOM HOUSE MEASURES APPROXIMATELY 872 SQ FT ACROSS TWO FLOORS AND IS IN AN IDEAL POSITION ON POPULAR DARLEY ROAD, MOMENTS FROM WANDSWORTH COMMON. THE HOUSE HAS AN EXCELLENT FINISH WITH A LIGHT AND BRIGHT ATMOSPHERE THROUGHOUT. A HUGE DRAW TO THIS FANTASTIC PROPERTY IS THE GARDEN PROVIDING THE PERFECT SPACE FOR ALFRESCO DINING AND ENTERTAINING DURING THE SUMMER MONTHS.

The property boasts a fantastic kitchen and dining room with wooden flooring throughout. The kitchen features shaker style wall and base units, integrated appliances, and island cooktop. The room has been designed with space maximisation and modern day living in mind, making it the ideal space for entertaining as well as everyday living.

Alongside the kitchen is the wonderful reception room which has plenty of room for a comfortable seating area benefiting from a wonderful garden outlook. Enhancing the space with an abundance of natural light is the large window and glass door that leads directly into the garden. With a great feel of privacy, the outdoor space offers ideal entertaining options and the south facing aspect providing plenty of sun.

Situated on the first floor are the two good sized double bedrooms both featuring large double built-in wardrobes. The primary bedroom benefiting from a smart ensuite, while the other is conveniently located adjacent to the main bathroom.

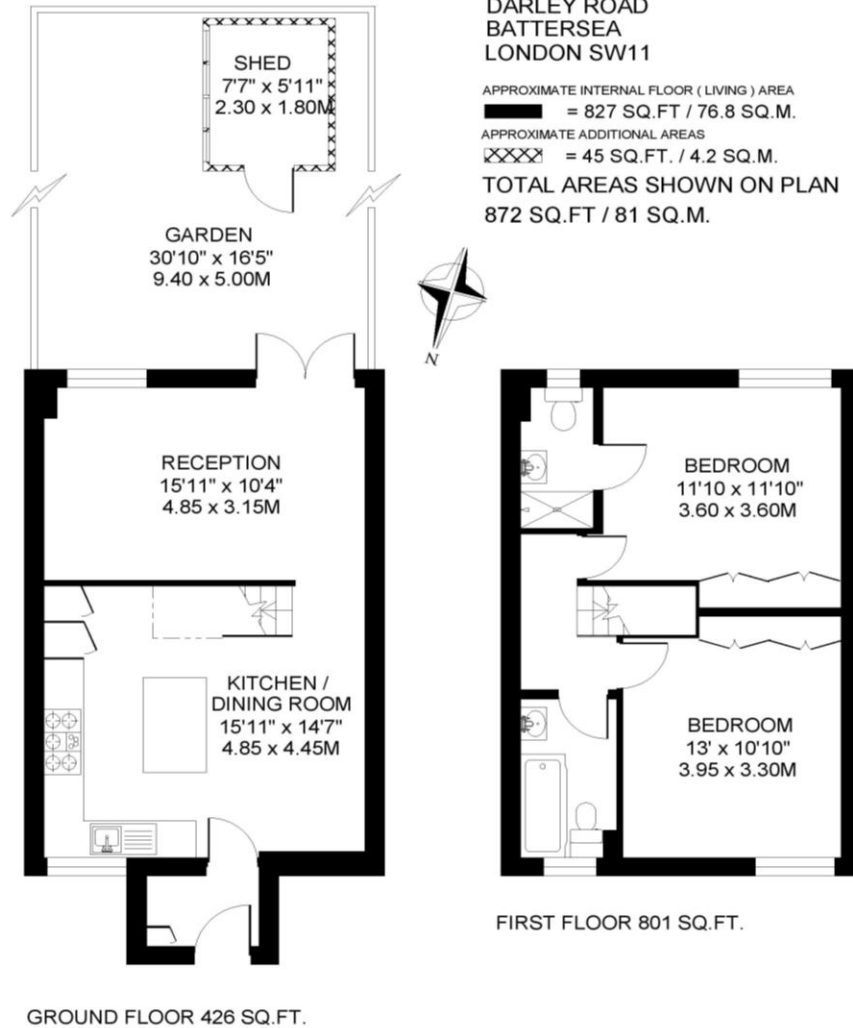
Darley Road is a cul-de-sac running west off Northcote Road. Transport can be found at Clapham Junction which is within easy walking distance and the amenities of Northcote Road are just minutes away. There are a number of good state and private schools nearby (entrance is subject to catchment each year).

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



TWO DOUBLE BEDROOMS | TWO BATHROOMS | KITCHEN/DINING ROOM | RECEPTION | GARDEN





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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.

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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