



 **RAMPTON
BASELEY**

FREWIN ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

LOCATED ON A SOUGHT-AFTER RESIDENTIAL STREET, IS THIS IMMACULATE FOUR-BEDROOM FAMILY HOUSE. BEAUTIFULLY PRESENTED, ARRANGED OVER FOUR FLOORS THIS IMPRESSIVE PROPERTY MEASURES APPROXIMATELY 2931 SQ FT, BOASTING GRAND PROPORTIONS THROUGHOUT, INCLUDING THE LARGE GARDEN WHICH MEASURES JUST OVER 70 FEET IN LENGTH.

Located on a sought-after residential street, is this immaculate four-bedroom family house. Beautifully presented, arranged over four floors this impressive property measures approximately 2931 Sq. ft, boasting grand proportions throughout, including the large garden which measures just over 70 feet in length.

Located on the ground floor to the front of the property are two reception rooms with stunning wood flooring, both include a feature fireplace and built-in cabinetry flanking the chimney breast. The front reception room benefits from a large bay window and solid French doors between the two offer a flexible living space. The rear of the reception is currently used as a dining room and opens through to an impressive open plan kitchen family room. The kitchen itself has been fitted with plenty of wall and base units, quality integrated appliances and a central island/breakfast bar. There is plenty of space for a dining table as well as a casual seating area; perfect for everyday family living and entertaining. The conservatory style extension floods the room with an abundance of natural light and bi-folds open to a beautiful garden, measuring approximately 70 ft in length. A cloakroom and utility room can also be found on the ground floor.

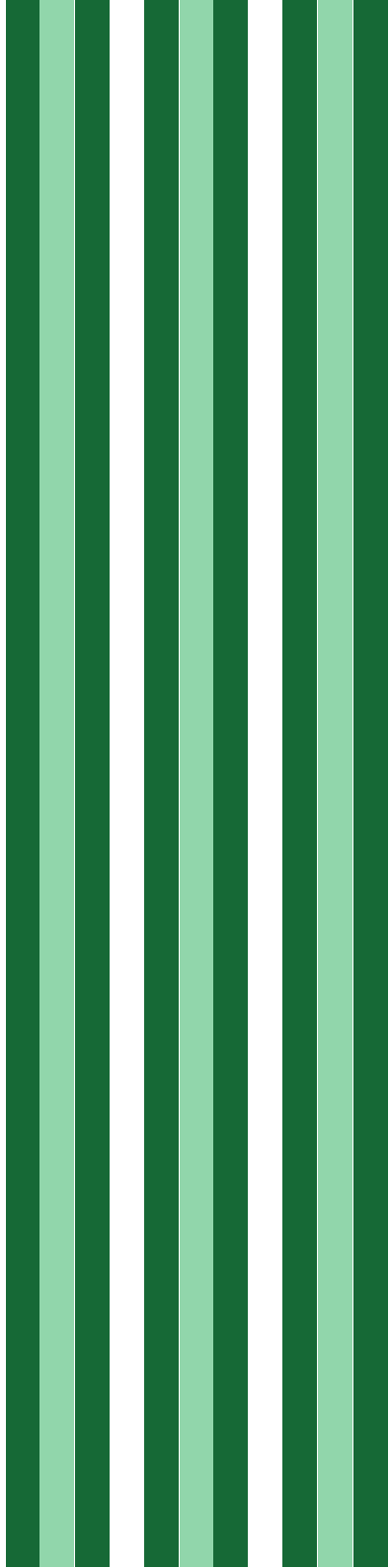




**FOUR BEDROOMS | TWO RECEPTION
ROOMS | OPEN PLAN KITCHEN FAMILY
ROOM |**

**FOUR BATHROOMS | FAMILY ROOM |
HOME OFFICE | 70 FOOT GARDEN |
EAVES STORAGE**





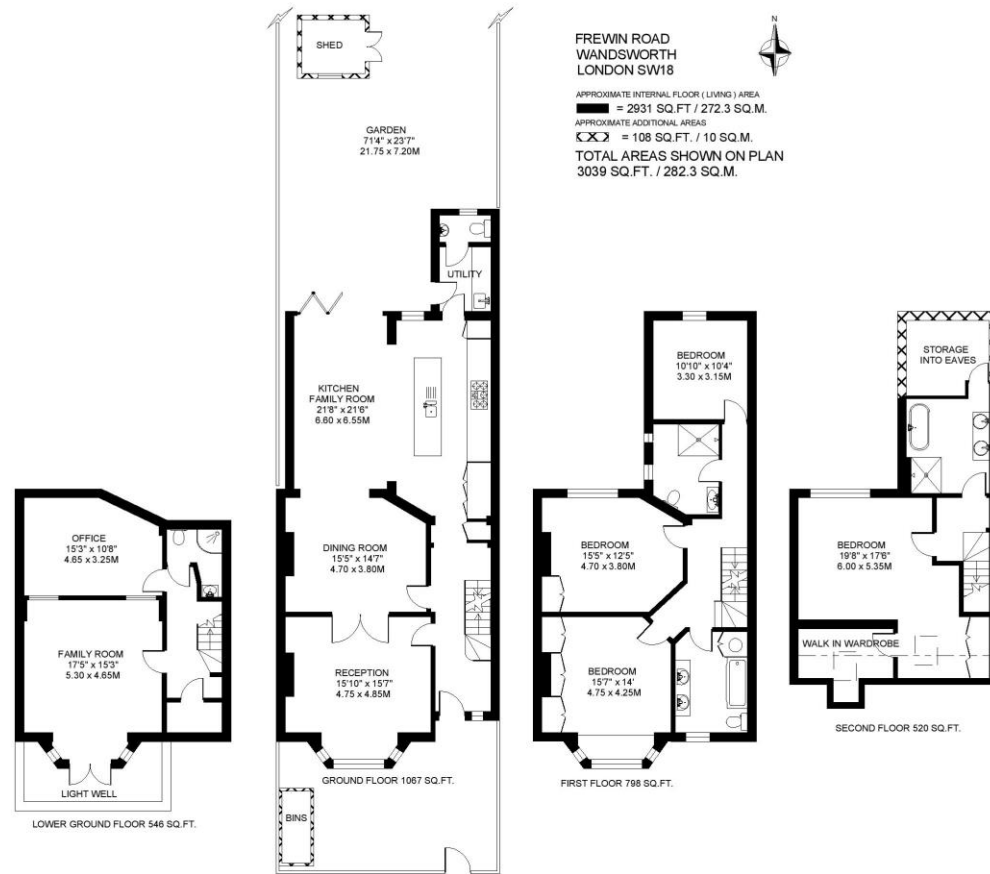
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The first floor offers three generous bedrooms, a modern shower room and elegant bathroom with twin sinks. Upon the second floor is the enormous principal bedroom, showcasing a walk-in dressing room, and a luxurious bathroom, with twin sinks, a standalone bathtub and sperate walk in shower. The lower ground floor is comprised of a substantial family room, large home office, and shower room. Additional storage is also located in the eaves.

Frewin Road is a popular residential street between the junctions of Ellerton Road and Lyford Road. The amenities of Bellevue Road are within easy walking distance as are the open spaces of Wandsworth Common. In addition, transport can be found at Wandsworth Common overland station, which is approximately a ten-minute walk and there are a number of excellent state and private primary schools nearby, subject to catchment and entrance each year.

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





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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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