



 RAMPTON
BASELEY

MULTON ROAD, SW18 / FREEHOLD

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A STUNNING AND BEAUTIFULLY PRESENTED SEMI-DETACHED FAMILY HOME ON THIS HIGHLY SOUGHT-AFTER ROAD IN THE HEART OF THE MAGDALEN ESTATE, CLOSE TO THE OPEN SPACES OF WANDSWORTH COMMON.

Beautifully refurbished and extended by the current owners to the most exacting standard, the property extends to almost 2,900 sq ft (including garden studio), with off-street parking, a landscaped 52' garden and separate garden studio.

Striking a balance between contemporary design and more traditional features, the heart of the home is the generous living space arranged over the entire ground floor of the house, including a smart, formal reception room with a polished oak herringbone floor, working fireplace and a deep bay window which floods the room with natural light. A useful study sits to the other side of the entrance hall.

To the rear of the house is a full width kitchen/dining space, lit from above by a large roof light and featuring a bespoke kitchen with integrated appliances, a central quartz topped island and breakfast bar and matching herringbone parquet flooring. There is ample room to sit, eat and entertain 10-12 guests and a further, less formal sitting area is divided from the dining area by full height glazed Crittall style dividers. Glazed Crittall style French doors lead directly on to the garden. A utility room (complete with original milk hatch) and a downstairs cloakroom complete the ground floor accommodation.

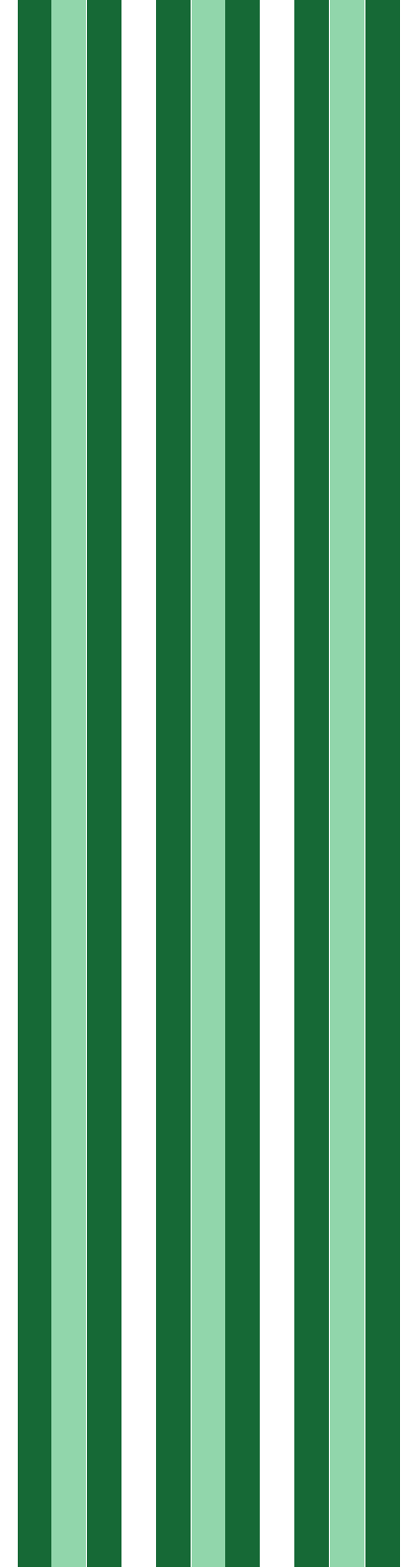
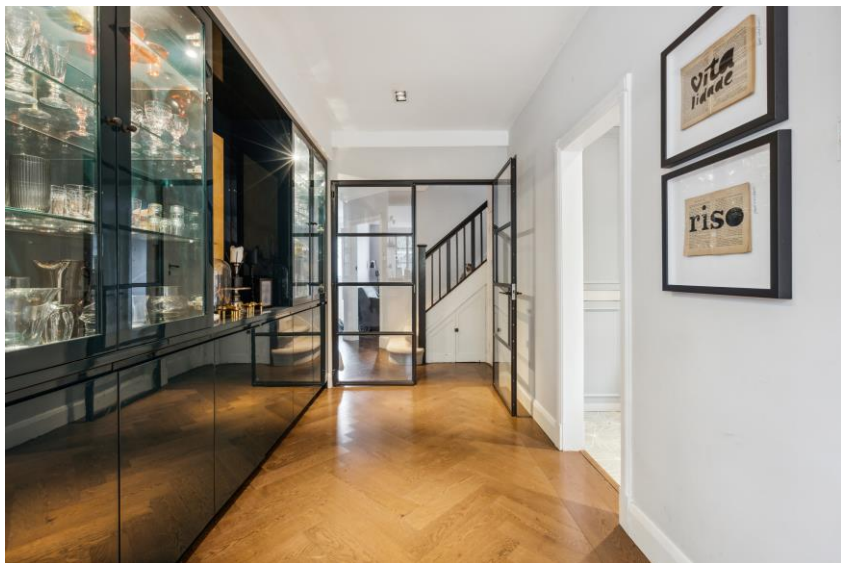




SIX BEDROOMS | TWO RECEPTION
ROOMS | THREE BATHROOMS | OPEN
PLAN KITCHEN |

SEMI-DETACHED | FREEHOLD | OFF
STREET PARKING | GARDEN STUDIO |
GARDEN | STUDY | EAVES STORAGE





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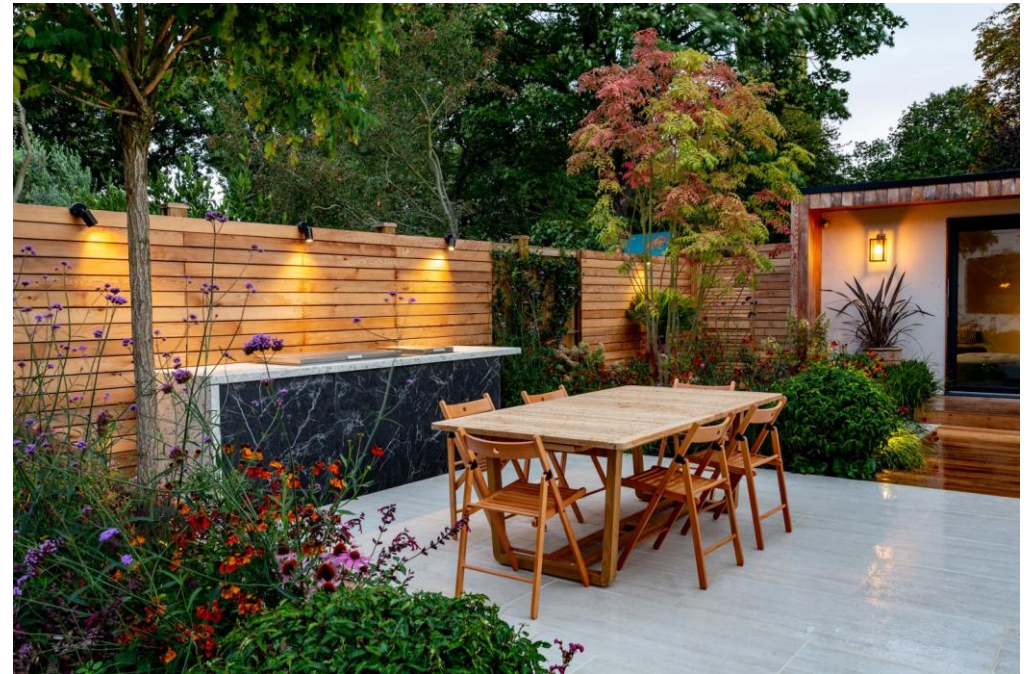
Six bedrooms are arranged over the two upper floors including a wonderful principal suite at the top of the house with a smart, contemporary en-suite shower room complete with an oversized, glass enclosed shower, together with a separate dressing room (or a further bedroom if required). There are four further bedrooms on the first floor, two of which are en-suite together with a family bathroom.

Of particular note is the sensational landscaped rear garden filled with shrubs, plants and trees, cleverly curated to provide an oasis ideal for summer entertaining and featuring two large, tiled patio areas, separated by a lawn, an outdoor kitchen together with a dining area and a large deck from which to soak up the last of the afternoon sun. A purpose-built garden studio sits against the far wall and provides a useful place from which to work, or to be used as occasional guest accommodation if required. There is also extensive garden storage tucked away at the back of the garden.

There is off-street parking for one car at the front of the house together with a pretty front garden.

Multon Road forms part of the popular Magdalen Estate, a leafy group of roads within easy walking distance to Wandsworth Common. It is a highly desirable area due to its proximity to a number of fantastic schools. The amenities of Bellevue Road, Garratt Lane and Northcote Road are within easy walking distance. Transport links can be found at both Wandsworth Common and Earlsfield stations, which are approximately a ten-minute walk away and provide quick and easy access to central London via Victoria and Waterloo.

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





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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