



 RAMPTON
BASELEY

CHILDEBERT ROAD, SW17 / FREEHOLD

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THIS SUPERB FIVE BEDROOM FAMILY HOME BOASTS 2,340 SQUARE FEET OF ACCOMMODATION WITH EXCELLENT PROPORTIONS IN ALL THE PRINCIPAL ROOMS. THE HOUSE IS WELL PRESENTED THROUGHOUT AND BENEFITS FROM A SPACIOUS GARDEN.

Opening to a hallway an expansive double reception room leads off to the right with a large bay window allowing in plenty of natural light, two impressive feature fireplaces, bespoke inbuilt cabinetry and beautiful wooden flooring running throughout. Steps lead down into the spacious kitchen dining room. The kitchen itself boasts plenty of wall and base units, integrated appliances, smart work surfaces and a useful kitchen island. There is also plenty of room for a dining table, creating the perfect space for everyday living and entertaining. Large skylights allow in an abundance of light and two sets of pretty French doors open out to the lovely 35-foot-long garden.

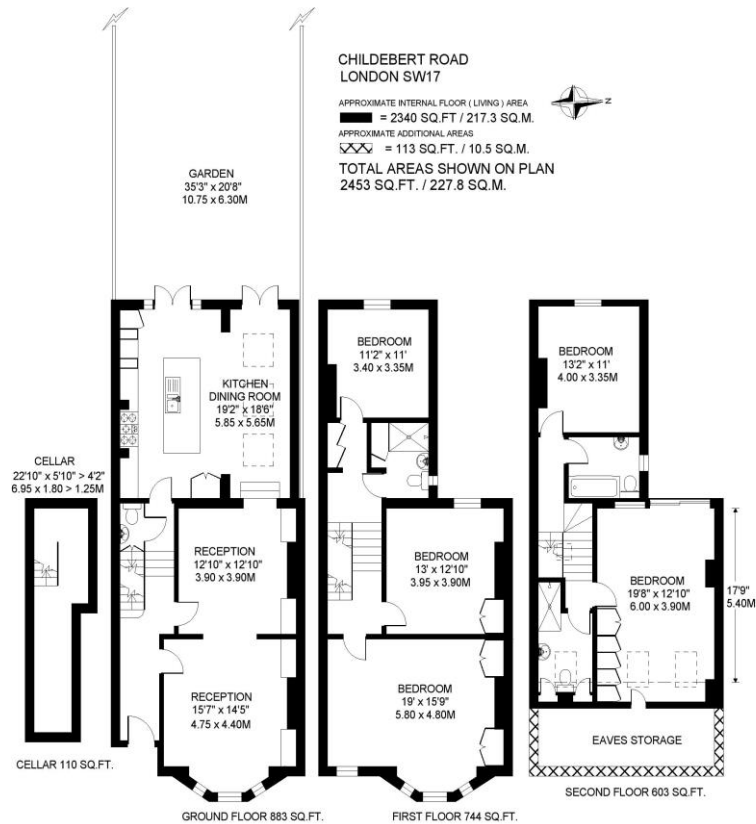
Three double bedrooms with two boasting inbuilt wardrobes are arranged over the first floor along with a contemporary shower room. Two further double bedrooms, modern bathroom and shower room are arranged over the top floor. The larger of the bedrooms boasts an exposed brick wall, air conditioning and a large Juliet balcony that floods the room with light. Further storage can also be found in the loft.

Childebert Road is located in a popular residential area, close to the open spaces of both Tooting Common and Wandsworth Common which are within easy walking distance, as are the amenities of Balham High Road. Transport can be found at either Tooting Bec tube underground station or the overland/underground stations at Balham. There are also a number of good state and private schools nearby, subject to catchment each year.



FIVE BEDROOMS | TWO RECEPTION ROOMS | KITCHEN DINING ROOM | TWO SHOWER ROOMS | BATHROOM | LOFT STORAGE | 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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