



 RAMPTON
BASELEY

LAITWOOD ROAD, SW12 / FREEHOLD

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THIS BEAUTIFUL FOUR-BEDROOM VICTORIAN TERRACED HOUSE OFFERS APPROXIMATELY 1,518 SQUARE FEET OF ACCOMMODATION ARRANGED OVER THREE FLOORS. THE PROPERTY HAS BEEN EXTENDED INTO THE SIDE RETURN, REAR AND INTO THE LOFT SPACE TO CREATE A WONDERFUL HOME, PERFECT FOR FAMILY LIFE. THERE IS A GOOD SENSE OF LIGHT AND SPACE THROUGHOUT AS WELL AS 31-FOOT-LONG GARDEN.

The property opens into an entrance hall with the stunning reception room found to the right. The room boasts a feature gas fireplace, large bay window and intricate ceiling cornicing. Large glass doors connect the space to a more relaxed family room, complete with TV and sofa. This room leads into the bright and spacious kitchen which is flooded with natural light from the overhead skylights. The kitchen itself is finished to a high standard with plenty of wall and base units, modern integrated appliances, smart work surfaces and a large kitchen island. Bifold doors open out to the spacious, fenced garden with a decking area at the rear, perfect for alfresco dining & entertaining. A separate cloakroom completes the downstairs accommodation.

The principal bedroom is located at the front of the first floor and benefits from a bay window, a pretty feature fireplace & plenty of built-in storage. Two additional double bedrooms and a family bathroom are also found on this floor. A guest suite can be found on the second floor and boasts plenty of eves storage, an ensuite shower room and skylights which make it nice and bright.

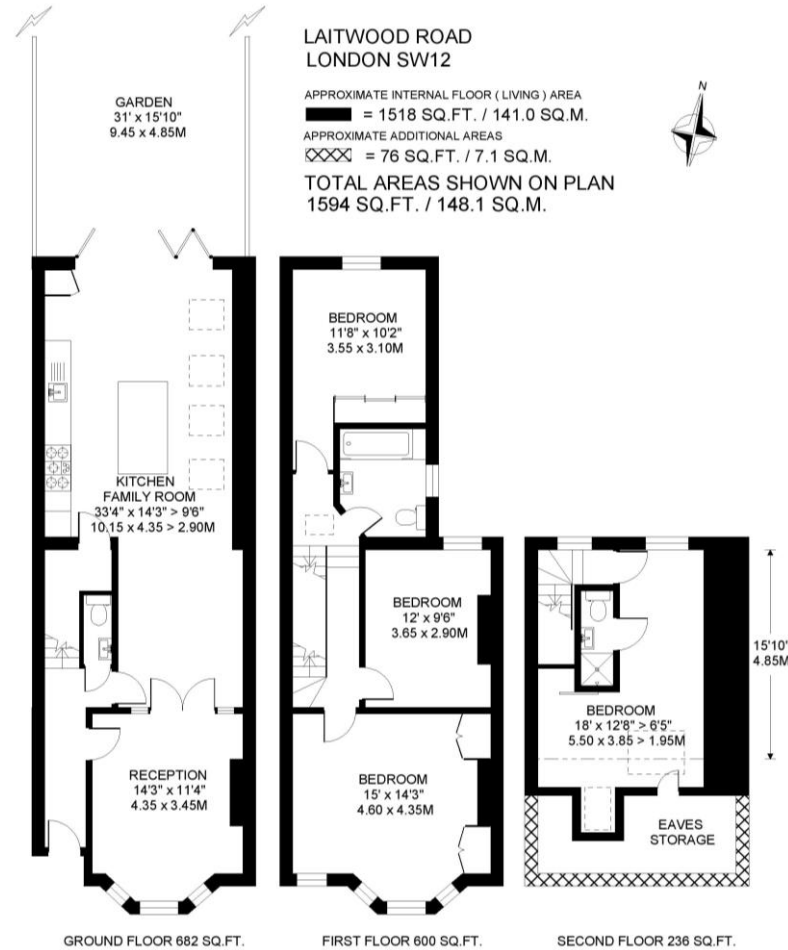
Laitwood Road is a pretty residential road that is conveniently located moments from the amenities of Balham, the green open spaces of Tooting Bec Common are also close by. Transport can be found at Balham Overground and Underground stations.

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



**FOUR BEDROOMS | FAMILY
BATHROOM | ENSUITE SHOWER
ROOM | RECEPTION ROOM |
KITCHEN FAMILY ROOM | GARDEN |
EAVES STORAGE**





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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 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.



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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