



 RAMPTON
BASELEY

BRANDRETH ROAD, SW17 / FREEHOLD

SW17 / FREEHOLD

THIS IMPRESSIVE FAMILY HOUSE IS LOCATED ON ONE OF THE MOST SOUGHT-AFTER ROADS IN THE HEAVER ESTATE AND OFFERS 2,690 SQ FT OF ACCOMMODATION. THE HOUSE IS IMMACULATELY PRESENTED THROUGHOUT WITH FANTASTIC PROPORTIONS IN ALL THE PRINCIPAL ROOMS AND BOASTS A SUPERB SOUTH FACING GARDEN AT OVER 29 FT IN LENGTH.

Opening into the entrance hall, an elegant double reception room leads off to the right with large bay windows, decorative corncicing, and a feature fireplace. Beautiful flooring runs throughout and leads down into the second reception room with a further feature fireplace and bespoke shelving.

The expansive kitchen dining room can be found to the rear of the house with plenty of wall and base units, integrated appliances, and smart work surfaces as well as beautiful wooden floors. There is also plenty of room for a dining table, creating the perfect space for everyday family living and entertaining. Skylights allow in plenty of natural light and sliding doors open out to the immaculate garden. Additional storage space can be found on the lower ground floor in the utility room.

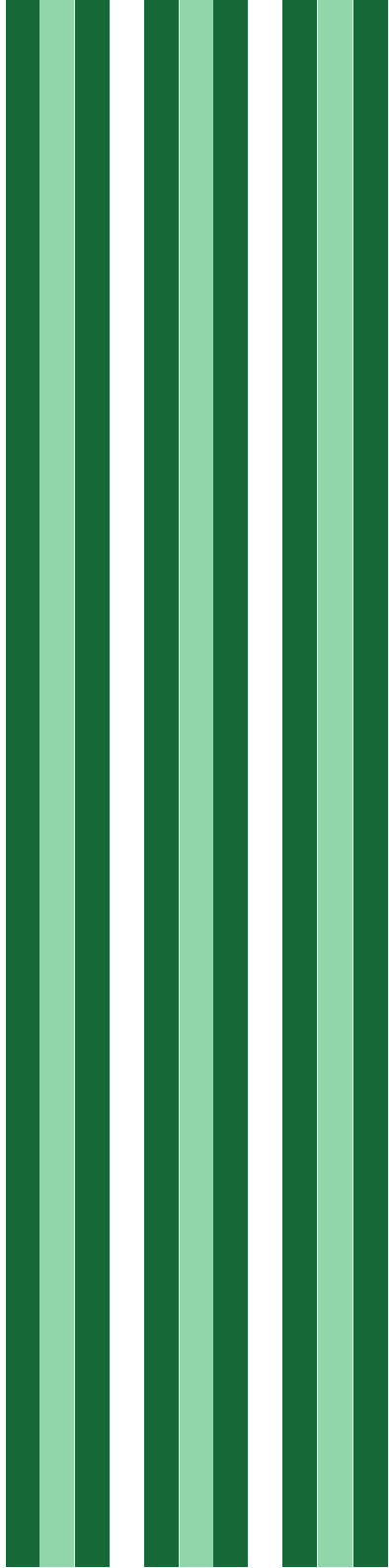




FIVE BEDROOMS | THREE BATHROOMS |
DOUBLE RECEPTION ROOM |

KITCHEN/ FAMILY ROOM | GARDEN |
UTILITY ROOM | EAVES STORAGE





SW17 / FREEHOLD

The principal suite can be found on the first floor comprised of a spacious double bedroom, superb en suite bathroom with twin sinks as well as in built wardrobes. A second double bedroom can also be found on this floor and benefits from an en suite shower room. Three further bedrooms can be found on the second floor along with an additional family bathroom and storage in the eaves.

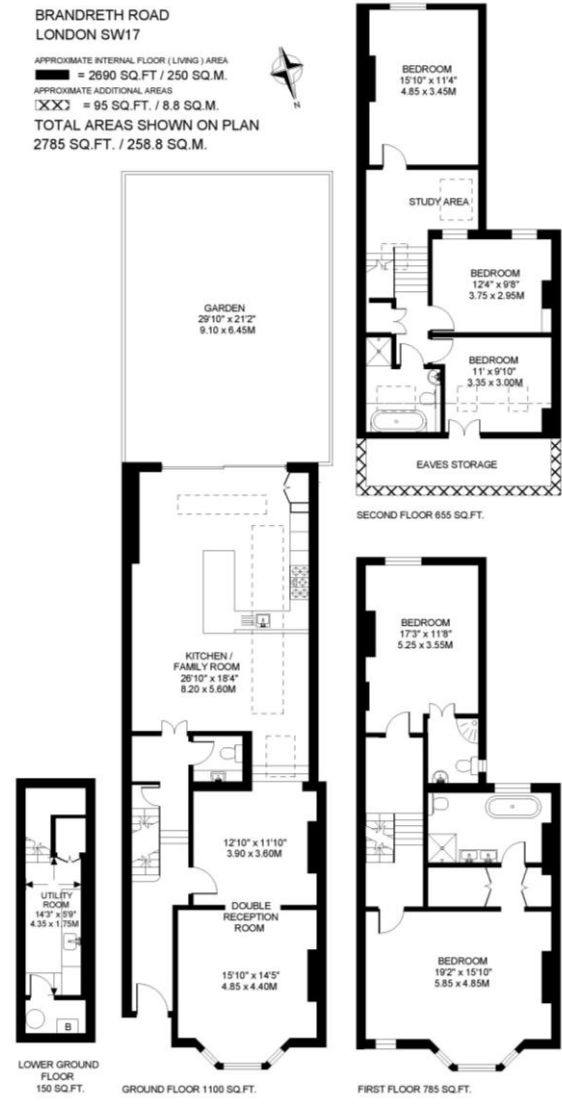
This fantastic house is located on Brandreth Road which is a quiet, residential, tree lined street situated close to the green open expanse of Tooting Common. The amenities of Balham High Road are nearby, and the area is renowned for its outstanding schools. Transport is excellent with Tooting Bec underground station and Balham mainline and underground station close by.

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



BRANDRETH ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 2690 SQ.FT. / 250 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 [XXX] = 95 SQ.FT. / 8.8 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 2785 SQ.FT. / 258.8 SQ.M.



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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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