



 **RAMPTON
BASELEY**

HARBERSON ROAD, SW12 / FREEHOLD

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THIS OUTSTANDING FOUR-BEDROOM FAMILY HOME OFFERS APPROXIMATELY 1,533 SQ FT OF ACCOMMODATION OVER THREE FLOORS. THE HOUSE IS BEAUTIFULLY PRESENTED THROUGHOUT AND BENEFITS FROM A SPACIOUS OPEN PLAN KITCHEN/FAMILY ROOM WITH BIFOLD DOORS LEADING OUT TO THE GARDEN.

As you enter the property there is an attractive double reception room to the left. This room boasts a feature fireplace and bookcase, and large windows which provide an abundance of light. Beyond the reception room is a bright and spacious kitchen/family room that is flooded with natural light from the overhead skylights. The kitchen is beautifully completed, boasting ample wall and base units, generous storage capacity, integrated appliances, a central island with a breakfast bar, and underfloor heating that adds a welcoming and cozy atmosphere. Bifold doors from the kitchen open onto the well curated garden which is perfect for alfresco dining and entertaining.

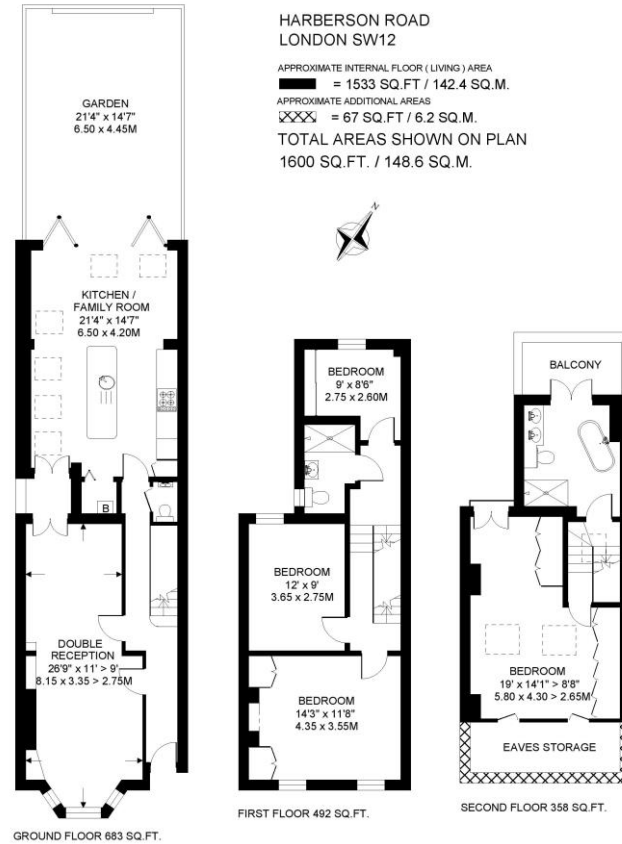
The light and airy principal bedroom, with Juliet balcony and plenty of built in storage, is located on the top floor. Adjacent is a large bathroom, with French doors opening out onto a balcony that catches the sun right into the evening. A further bathroom and three additional bedrooms can be found on the first floor, one of which has an attractive brick feature wall between fitted wardrobes. This house is light and bright with double glazing throughout and shutters on the front windows to maintain privacy.

Harberson Road is a pretty residential road that is conveniently located in central Balham, moments from the amenities of Balham High Road and Bedford Hill. Fashionable Soho House sits at the end of the street and the popular Milk café is also nearby. Balham Station (Overground and Underground) is just 350m away, and the green open spaces of Tooting Bec, Clapham and Wandsworth Commons are all within easy walking distance.

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







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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.



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