



**RAMPTON  
BASELEY**

CULVERDEN ROAD, SW12 / FREEHOLD

## SW12 / FREEHOLD

**THIS IMMACULATE VICTORIAN HOUSE HAS RECENTLY BEEN REFURBISHED BY THE CURRENT OWNERS. THE INTERIOR IS BEAUTIFULLY FINISHED WITH HIGH QUALITY MATERIALS AND FITTINGS USED THROUGHOUT. ONE OF THE FIRST THINGS THAT IS NOTICEABLE UPON ENTRY IS THE GENEROUS ENTRANCE HALL DUE TO THE OVERALL WIDTH OF PLOT WHICH MEASURES APPROXIMATELY 20 FT ACROSS.**

There is a stunning reception room to the front of the ground floor which boasts a large bay window, an original fireplace and built-in units flanking the chimney breast. The second reception room has French doors that open directly to the garden as well as another grand fireplace. The kitchen can be found to the rear of the ground floor, boasting a recently installed, painted, in-frame kitchen with white quartz work surfaces. Bi-fold doors open to a beautifully landscaped west-facing garden which creates the perfect space for entertaining.

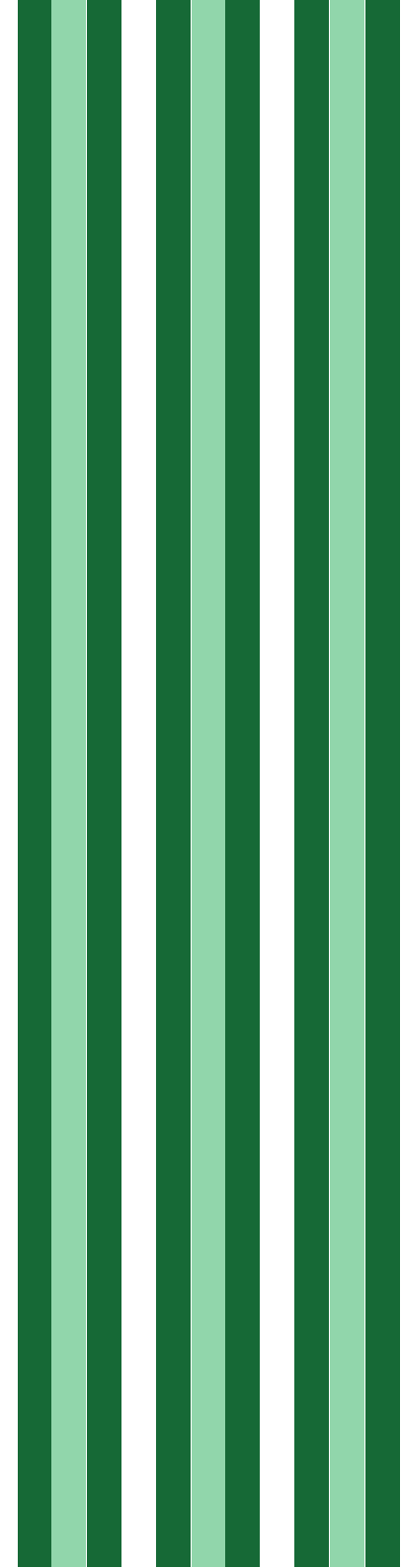




**ENTRANCE HALL | TWO RECEPTION  
ROOMS | KITCHEN BREAKFAST ROOM |  
GROUND FLOOR WC | FIVE BEDROOMS**

**WEST-FACING GARDEN | CELLAR |  
PLANNING PERMISSION FOR A SIDE  
RETURN EXTENSION | TWO BATHROOMS**





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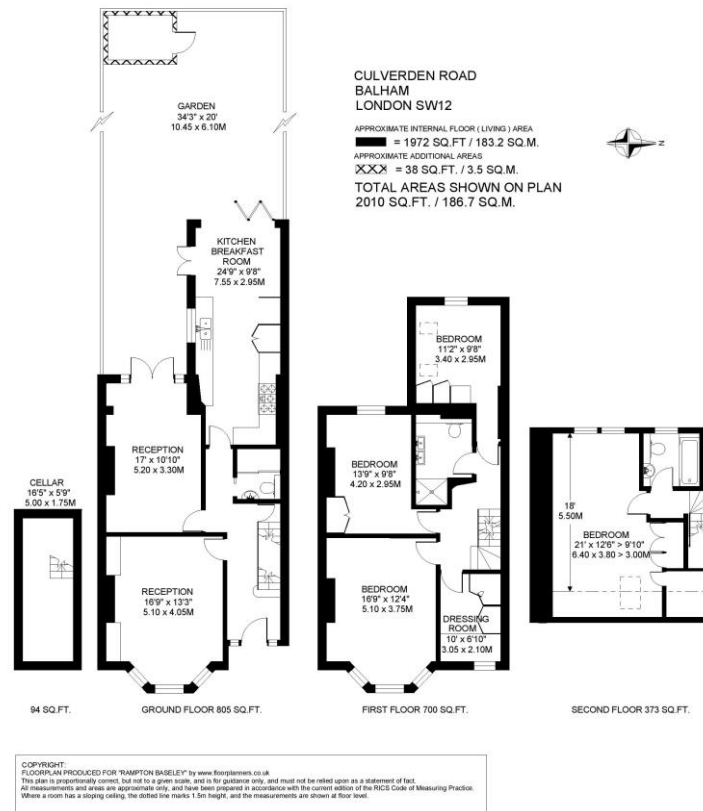
There are three double bedrooms on the first floor as well as a particularly impressive shower room. A fourth smaller bedroom has been converted to a study/dressing room. On the second floor there is another spacious bedroom with plenty of built in storage and a family bathroom can be found on the same level. There is a cellar which also has potential for further development.

Culverden Road runs alongside Tooting Bec Common between Bedford Hill and Byrne Road next to the Heaver Estate. Transport can be found at Balham Overground or Underground stations which are approximately a five-minute walk.

NB. The property currently has planning permission for a side return extension and there is plenty of scope for further development of the lower ground floor, subject to the usual consents.

Council Tax Band: G | EPC: C | 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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