



 RAMPTON
BASELEY

RAMSDEN ROAD, SW12 / FREEHOLD

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A HANDSOME AND WELL-PRESENTED FOUR BEDROOM BAY FRONTED SEMI-DETACHED VICTORIAN HOUSE ON THIS POPULAR RESIDENTIAL STREET IN THE HEART OF THE NIGHTINGALE TRIANGLE.

Available for sale for the first time in almost 30 years, the property has been beautifully maintained by the current owners and has a wonderful sense of space and volume with higher than average ceiling heights throughout the principal living spaces on the ground floor.

Offering almost 2,100 sq ft of accommodation comprising, on the ground floor a bright, airy through reception room with wooden floors, tall ceilings, ornate cornices, a pair of attractive period fireplaces and built-in alcove storage. A deep bay window floods the room with natural light.

Steps lead down to a superb open-plan kitchen/dining room to the rear. Lit from above by three large roof lights and featuring a smart, contemporary kitchen with built-in appliances including a stainless steel range cooker, microwave polished granite work surfaces. There is ample room to sit, eat and entertain six to eight people and full height glazed doors lead directly on to the garden.

A downstairs cloakroom and cellar complete the ground floor accommodation.

Four generous double bedrooms are arranged over the two upper floors including a lovely principal bedroom at the front of the house on the first floor. There is a modern bathroom on the first floor together with a further bathroom serving the guest bedroom on the top floor.

The property has the scope to extend (subject to planning permission), including conversion of the large loft space, allowing an incoming purchaser to stamp their own identity on the house if they wish.

Of particular note is the superb 47' rear garden, mainly laid to lawn and with a large, paved patio area surrounded by mature borders filled with a variety of flowers, plants and shrubs, ideal for entertaining in the warmer summer months. As the house is semi-detached, there is also very useful secure, gated side access, ideal for the storage of bikes and buggies.

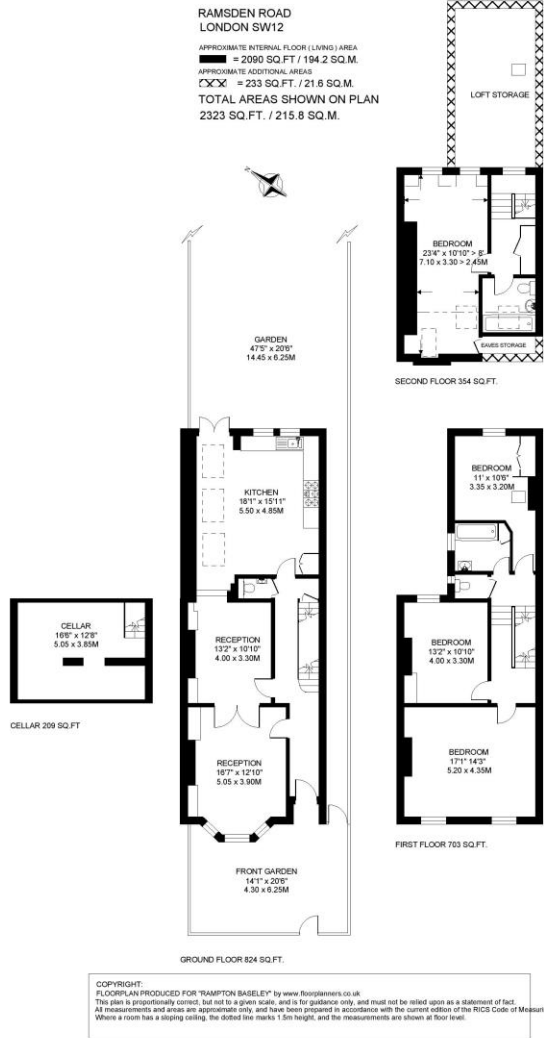
Conveniently located on Ramsden Road between Oldridge Road and Temperley Road, in the heart of the Nightingale Triangle, transport can be found at Clapham South or Balham which provide both Underground and overground services. There is a fantastic choice of private and state schools nearby, subject to catchment and entrance each year and the amenities of Bellevue Road, Northcote Road and central Balham are within easy walking distance, as are the open spaces of Wandsworth Common.

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



**FOUR BEDROOMS | DOUBLE
RECEPTION ROOM | TWO
BATHROOMS | CELLAR | GARDEN |
LOFT STORAGE | SEMI DETACHED**





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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