



## SW17 / FREEHOLD

**THIS FANTASTIC FIVE-BEDROOM FAMILY HOME IS BEAUTIFULLY PRESENTED AND OFFERS APPROXIMATELY 1,688 SQ FT OF ACCOMMODATION ARRANGED OVER THREE FLOORS. THE PROPERTY IS WELL-PROPORTIONED IN ALL THE PRINCIPAL ROOMS AND BENEFITS FROM A LOVELY 25 FT GARDEN, AS WELL AS A PRIVATE PARKING SPACE.**

To the left of the entrance hall is a bright, modern kitchen dining room. The room benefits from stunning windows that fill the room with sunshine and light. The kitchen itself has been beautifully finished with modern integrated appliances and ample workspace. There is also plenty of room for dining and entertaining. Continuing down the hallway there is a WC on the left, and a generously sized reception room set at the back of the property. This space is adorned with expansive skylights and doors that bathe the space in natural light. The reception room seamlessly extends to a private 25 ft garden, creating an ideal setting for al fresco entertaining.

Arranged over the first floor are three spacious double bedrooms, with the largest room featuring built-in storage and an en suite bathroom. On the top floor of the house lies the principal bedroom, boasting a generously sized en suite bathroom, abundant natural light, and access to additional storage space within the eaves. There is also another double bedroom located on this floor as well as an office, currently used as a dressing room by the current owners.

This fantastic property is situated on Brenda Road with the amenities of Tooting Bec being a short walk away, as well as the open spaces of both Wandsworth and Tooting Bec Commons. Transport links into the City are available at both Tooting Bec Underground station and Wandsworth Common Overground station (which is also within easy walking distance). There is an excellent selection of state and private schools in the area, which are subject to catchment and entrance each year.

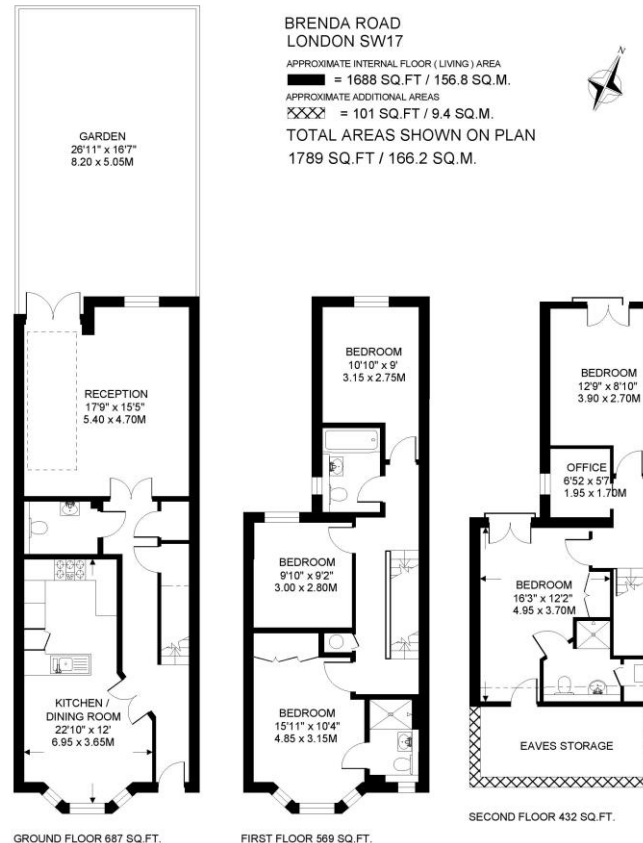
Council Tax Band: G | EPC: C | Tenure: Freehold



**RECEPTION ROOM |  
KITCHEN/DINING ROOM | FIVE  
DOUBLE BEDROOMS | TWO EN-SUITE  
BATHROOMS | BUILT-IN STORAGE |  
FAMILY BATHROOM | OFFICE |  
EAVES STORAGE | 25 FT GARDEN |  
PRIVATE PARKING SPACE**







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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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