



 RAMPTON
BASELEY

ELMFIELD ROAD / SW17

ELMFIELD ROAD / SW17

A MAGNIFICENT FOUR-BEDROOM FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT, WITH AMPLE LIVING AND ENTERTAINING SPACE, AND A GOOD-SIZED GARDEN.

Spanning approximately 2,279 sq ft, the ground floor features a welcoming reception room at the front, alongside an impressive kitchen/family room offering ample dining and living space. The kitchen is well-equipped with a range of wall and base units, a breakfast island and fully integrated appliances. Crittall style doors lead out to the well-maintained garden, ideal for alfresco dining and entertaining., with a convenient home office / snug at the rear.

On the first floor, there are two double bedrooms, one with a dressing room and an ensuite bathroom, while the second offers generous storage. Additionally, there is a family bathroom, separate w/c and utility room on this floor. The second floor boasts two further impressive bedrooms, both with ensuite bathrooms, along with additional storage in the eaves.

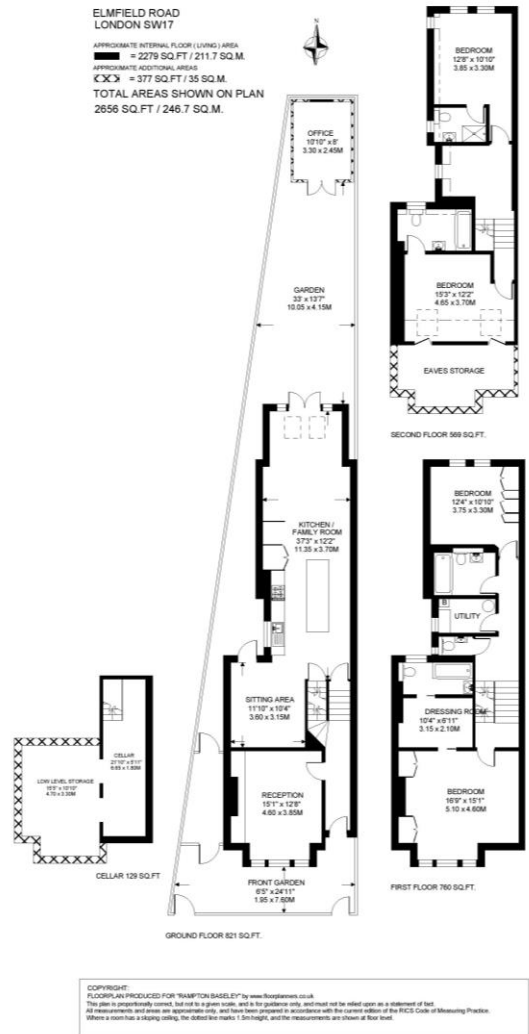
Situated on Elmfield Road, this property enjoys a prime location close to the expansive greenery of Tooting Bec Common. The neighbourhood is renowned for its diversity and offers an array of shops, cafes, bars, restaurants and amenities. Transport links are superb, with convenient access to buses, the Underground (Northern Line), and Overground train stations in close proximity.

EPC Rating: C | Council Tax Band: G



FOUR BEDROOMS | RECEPTION ROOM | OPEN-PLAN KITCHEN / FAMILY ROOM | FIVE BATHROOMS | SEPARATE W/C | GARDEN | HOME OFFICE | CELLAR





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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
BELLEVUE ROAD SW17 | 020 3846 0999
BALHAM HIGH ROAD SW17 | 020 8767 7079

www.ramptonbaseley.com

