



 **RAMPTON
BASELEY**

GOSBERTON ROAD, SW12 / FREEHOLD

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AN ATTRACTIVE SQUARE BAY FRONTED VICTORIAN HOUSE ON THIS POPULAR RESIDENTIAL STREET IN THE HEART OF THE NIGHTINGALE TRIANGLE.

This characterful house retains many of its fine original features and offers almost 1,850 sq ft of accommodation arranged over three floors.

Set back from the road and with a pretty front garden, there is a wonderful double reception room on the ground floor with high ceilings, ornate cornices, stripped and polished wooden floors and a pair of attractive fireplaces (one with wood burning stove). Folding wooden doors separate the two rooms allowing them to be used independently or as one and glazed French doors lead to the garden.

The heart of the home is the spacious eat-in kitchen to the rear of the house, with a shaker style kitchen with polished wooded work surfaces and integrated appliances. There is ample room to sit, eat and entertain in the dining area to the rear and full height glazed doors lead directly on to the garden. A downstairs cloakroom and a utility room in the cellar complete the ground floor accommodation.

Four double bedrooms are arranged over the upper floors, including a spacious principal bedroom suite at the top of the house with fitted wardrobes and a modern en-suite shower room and access to eaves storage. There are three further bedrooms and a family bathroom on the first floor.

The property has the scope to improve and extend (subject to planning permission), including conversion of the rear loft space and extension into the side return on the ground floor, allowing an incoming purchaser to stamp their own identity on the house if they wish.

To the rear of the house is a generous paved south-west facing garden with borders filled with mature plants and shrubs.

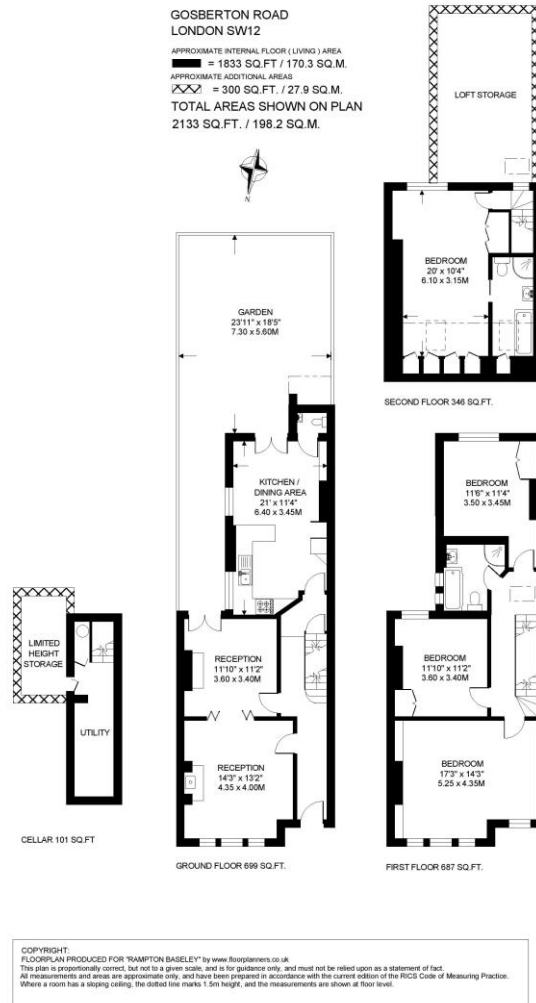
Located on Gosberton Road, between Mayford Road and Ravenslea Road, the property is ideally located for all of the amenities of Bellevue Road and Balham High Road which are a short distance away, as are the green open spaces of Wandsworth Common. Transport can be found at Wandsworth Common station which provides quick and east access to Central London via Victoria. Balham station is also within easy reach and provides access to the City via the Northern Line and to central London via Waterloo. A number of excellent independent and state schools can be found nearby subject to entry and catchment each year.

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



**FOUR BEDROOMS | DOUBLE
RECEPTION ROOM | OPEN PLAN
KITCHEN | TWO BATHROOMS | LOFT
STORAGE | GARDEN | UTILITY ROOM**





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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