



 RAMPTON
BASELEY

THRALE ROAD, SW16 / FREEHOLD

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AN EXTREMELY ATTRACTIVE DOUBLE-FRONTED RED BRICK VICTORIAN DETACHED FAMILY HOME BOASTING OVER 3,500 SQ FT OF BEAUTIFULLY PRESENTED ACCOMMODATION TOGETHER WITH A CARRIAGE DRIVEWAY, GARAGE AND A SUPERB SOUTH-WEST FACING GARDEN.

Located a stone's throw from Tooting Bec Common, the property has wonderful proportions and a real sense of grandeur. Upon entering the property, you are greeted by a lovely wide entrance hall with original tessellated tiled flooring. To the right is an impressive drawing room boasting over 30 sq ft of entertaining space, with high ceilings, attractive ceiling cornicing, an ornate fireplace with decorative tiled insert together with two large sash windows flooding the room with natural light. To the left of the entrance hall is an elegant formal dining room and to the rear a smart modern kitchen with plenty of wall and base units, integrated appliances and a breakfast bar with a polished granite work surface. An archway leads through to a breakfast room, lit from above by two large skylights and with two sets of French doors lead to the garden. A cloakroom and utility room in the cellar completes the ground floor accommodation.

Six bedrooms are arranged over the two upper floors, including a lovely principal bedroom to the front of the house on the first floor with plentiful storage and an en-suite bathroom. There are three further double bedrooms on this floor together with a family bathroom. On the second floor there are two further bedrooms, a smart modern shower room and a study.

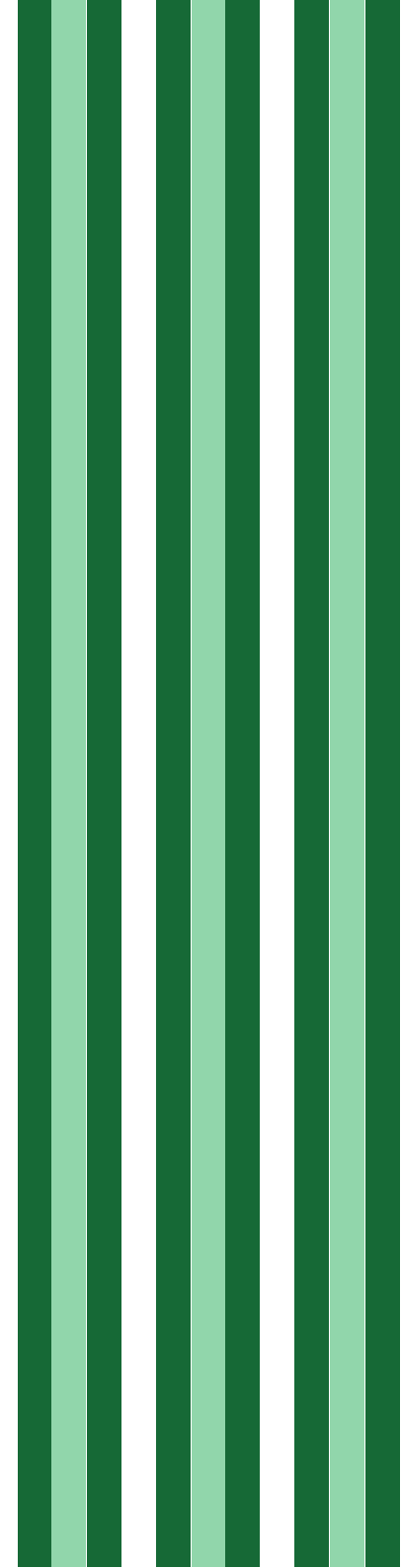




SIX BEDROOMS | THREE BATHROOMS |
DRAWING ROOM | DINING ROOM |
KITCHEN | BREAKFAST ROOM

UTILITY CELLAR | GARAGE | STORAGE |
GARDEN | FRONT GARDEN/DRIVEWAY





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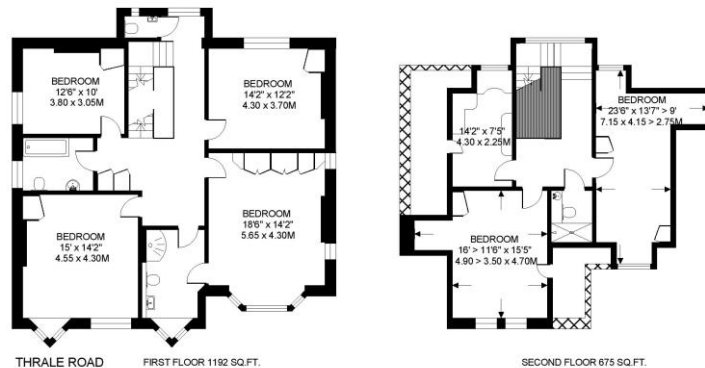
Of particular note is the superb garden. At over 70 ft in length, it is mainly laid to lawn with two large patio areas, raised planters filled with a variety of mature plans, shrubs and flowers, making it an ideal space in which to spend time and entertain in the warmer summer months.

The property is set well back from the road with an in-out carriage driveway with off-street parking for several cars together with a detached garage.

Located in the heart of Furzedown, close to the junction with Clairview Road, Thrale Road is within easy reach of the boutique shops, cafés and restaurants on Moyser Road together with more extensive amenities in Tooting Bec and Balham. The nearest Underground station can be found at Tooting Bec for quick and convenient access to the City via Bank. Streatham station is also easily accessible. There are several desirable schools nearby including Graveney, St Leonards C of E and Penwortham, subject to catchment and entrance each year.

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



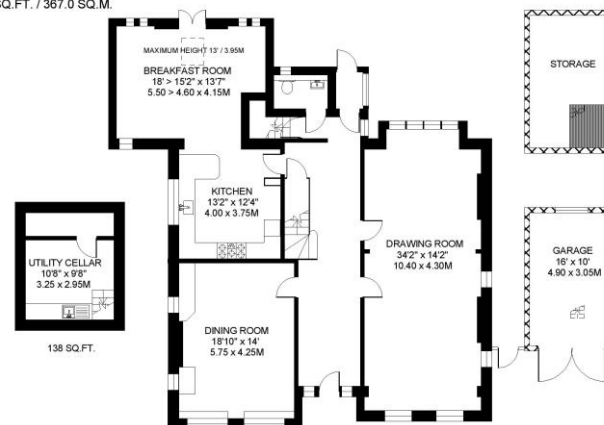


THRALE ROAD
STREATHAM
LONDON SW16
FIRST FLOOR 1192 SQ.FT.

SECOND FLOOR 675 SQ.FT.

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 3535 SQ.FT. / 328.4 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 ☒☒☒ = 415 SQ.FT. / 38.6 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 3950 SQ.FT. / 367.0 SQ.M.

GARDEN
 58'7" > 45'7" x 71'4"
 17.85 > 13.90 x 21.75M



138 SQ.FT.

GROUND FLOOR 1530 SQ.FT.

DRIVEWAY / FRONT GARDEN
 26'5" x 69'7"
 8.05 x 21.20M

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 This plan is preparatory only, 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 BS 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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