



 **RAMPTON  
BASELEY**

EATONVILLE ROAD, SW17 / FREEHOLD

# SW17 / FREEHOLD

**AN ATTRACTIVE FIVE BEDROOM FAMILY HOUSE LOCATED ON THIS PRETTY TREE-LINED STREET CLOSE TO WANDSWORTH COMMON AND THE AMENITIES OF BALHAM.**

Offering over 1,900 sq ft of well presented accommodation arranged over three floors, the property has not only superb living space but also a fantastic 42' south west facing garden.

There is an elegant formal reception room at the front of the house on the ground floor, with high ceilings, a period-style fireplace with a decorative tiled insert together with bespoke alcove cabinetry and deep bay window filling the room with natural light.

The heart of the home is the superb kitchen/dining and family room to the rear of the house which has ample room to sit, eat and entertain and features dark stained wooden floors, a smart contemporary kitchen with a range of white handleless units, with composite stone worth surfaces, a central island and integrated appliances. A less formal reception space opens on to a small conservatory and on to the garden. There is also a glazed door to the garden from the kitchen, a downstairs cloakroom and access to a useful cellar from the hallway.

Five bedrooms are arranged over the two upper floors, including three generous double bedrooms on the first floor, a smaller fourth bedroom, ideal for use as a study or a nursery together with a smart, modern family bathroom with a bath and separate glass enclosed shower cubicle. The principal bedroom is arranged over the entire fully extended top floor and is particularly impressive with a large picture window with sliding doors, a Juliet balcony and pretty views across neighbouring gardens. There is a walk-in dressing room to the side together with a spacious en-suite bathroom with a free standing bath and over-sized shower.

Additionally, further storage is available in the eaves.

The south west facing rear garden has a lovely secluded feel and backs on to neighbouring gardens. It is mainly laid to Easi-grass lawn with raised planters filled with a variety of mature plants and shrubs. There is also a large patio area, ideal for entertaining in the warmer summer months.

This superb house is located on Eatonville Road, between the junctions of Trinity Road and Osward Road. The open space of Wandsworth Common is a short walk away as are the amenities of Bellevue Road and Balham High Road. Transport can be found at Balham or Tooting Bec Underground or alternatively at Balham or Wandsworth Common providing quick and easy access to central London. There are fantastic schools nearby, subject to catchment and entrance each year.

Please note the photographs were taken before the current tenancy.


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




**FIVE BEDROOMS | TWO BATHROOMS  
| DRESSING ROOM | OPEN PLAN  
KITCHEN | RECEPTION ROOM |  
CONSERVATORY | GARDEN | EAVES  
STORAGE | CELLAR**

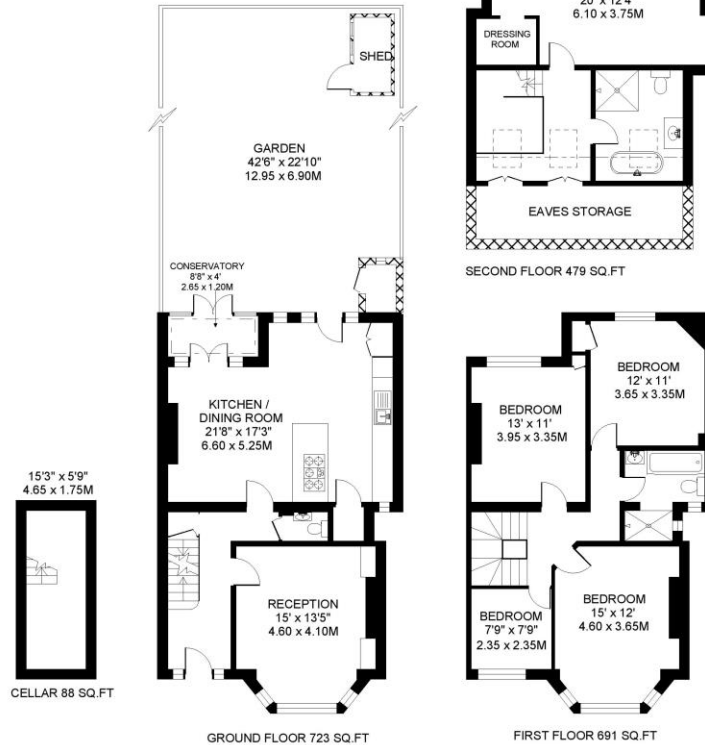


EATONVILLE ROAD  
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 = 1981 SQ.FT / 184 SQ.M.

APPROXIMATE ADDITIONAL AREAS  
 = 141 SQ.FT / 13.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN  
 2122 SQ.FT / 197.1 SQ.M.



COPYRIGHT:  
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk  
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

## RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 BALHAM HIGH ROAD SW17 | 020 8767 7079  
 GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

