



 RAMPTON
BASELEY

DOROTHY ROAD, SW11 / FREEHOLD

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THIS MODERN FOUR-BEDROOM PROPERTY IS SET BACK FROM THE ROAD BEHIND A FRONT WALL AND POSITIONED ON A POPULAR RESIDENTIAL STREET OFF LAVENDER HILL. MEASURING APPROXIMATELY 1,210 SQ FT WITH A FANTASTIC EXTENSION TO THE REAR, IT BENEFITS FROM GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS, A LOVELY FEELING OF LIGHT AND SPACE THROUGHOUT, AND A PRIVATE, GATED PARKING SPACE.

The open-plan kitchen reception room is arranged to the back of the house with sliding doors onto the garden. The space is wonderfully bright thanks to the stunning glazing to the rear and large skylights which flood the room with natural light. The kitchen has an excellent range of good quality white gloss wall and base units as well as a central island/breakfast bar, integrated appliances and composite quartz worksurfaces. The room has been cleverly designed with both everyday modern living and entertaining in mind. The pretty garden benefits from decking, raised flowerbeds and side access. A bedroom with built-in wardrobes and an en suite shower room completes the accommodation on the ground floor.

Two further bedrooms are arranged over the first floor with the family bathroom set in between. Stairs lead up to the second floor and the principal bedroom with good storage space in the built-in wardrobes and an en suite shower room.

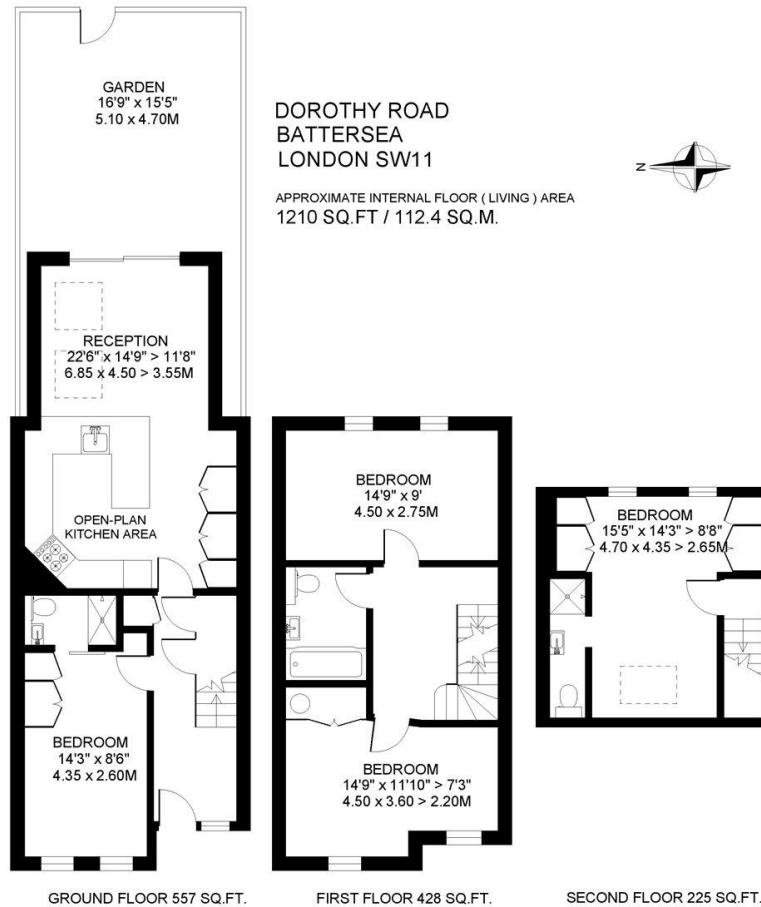
This excellent property is set on Dorothy Road, an attractive residential street that runs between Lavender Hill and Latchmere Road, with plentiful shops and restaurants close by and excellent transport links via numerous bus routes and trains at Clapham Junction. The wide-open spaces of Clapham Common are just a short walk away and a number of popular state and independent schools are also within easy reach.

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



**OPEN-PLAN KITCHEN RECEPTION
ROOM | FOUR BEDROOMS | TWO EN
SUITE SHOWER ROOMS | FAMILY
BATHROOM | GARDEN | OFF-STREET
PARKING**





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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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