



SW18 / FREEHOLD

CLOSE TO WANDSWORTH COMMON IS THIS FANTASTIC FIVE-BEDROOM SEMI-DETACHED FAMILY HOUSE. WELL-PRESENTED THROUGHOUT AND BOASTING EXCELLENT LATERAL SPACE, THE PROPERTY MEASURES APPROXIMATELY 2,365 SQ FT OF ACCOMMODATION ARRANGED OVER THREE FLOORS WITH A SUPERB SOUTHWEST FACING GARDEN MEASURING OVER 60 FEET LONG AND OFF-STREET PARKING.

The front door opens into a spacious entrance hall with beautiful herringbone wooden flooring and through to the right is a spacious office/sitting room with built-in shelving and dual aspect windows. Towards the rear is an expansive open plan living area, formed of the kitchen, dining and reception room. The reception space includes a working gas fire, bespoke built-in cabinetry and offers ample sitting space. The kitchen has been tastefully finished with plenty of wall and base units, integrated appliances and a breakfast bar built into the return. With plenty of space for a large dining table the room is perfect for entertaining as well as everyday family living. Skylights flood the room with an abundance of natural light and two sets of bi-folding doors open out to the impressive southwest facing garden. Measuring over 60 by 34 feet the mature garden is bordered by a variety of pretty trees and plants with a substantial lawn space and large studio at the rear. In addition, the ground floor offers a useful utility and downstairs cloakroom.

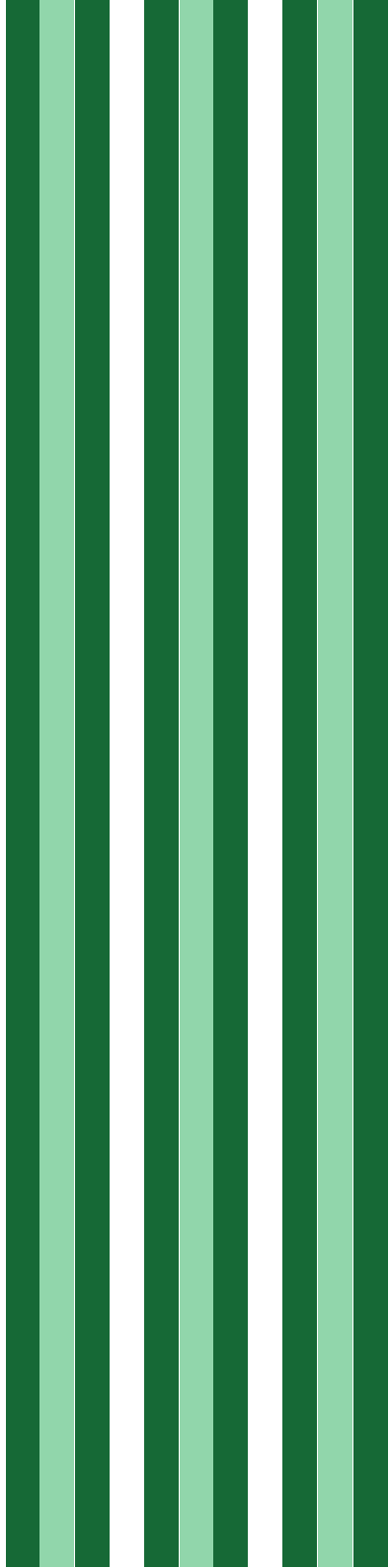




OPEN PLAN RECEPTION DINING AND
KITCHEN | OFFICE/ SITTING ROOM |
FIVE BEDROOMS | UTILITY

TWO BATHROOMS | SOUTHWEST
FACING GARDEN | STUDIO | OFF-
STREET PARKING





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The first floor is comprised of three sizable double bedrooms, the principal with a period fireplace and views over the garden, and a contemporary bathroom with a separate bath and walk-in shower. Above on the second floor are two further double bedrooms and a family bathroom with shower over bath.

Additionally, the large front garden offers off-street parking for two cars.

Ellerton Road forms part of a residential area known as the Magdalen Estate. The open spaces of Wandsworth Common are nearby as are the amenities of Bellevue Road and Garratt Lane. The property is also well located for Beatrix Potter primary school, subject to catchment each year.



ELLERTON ROAD
WANDSWORTH
LONDON SW18

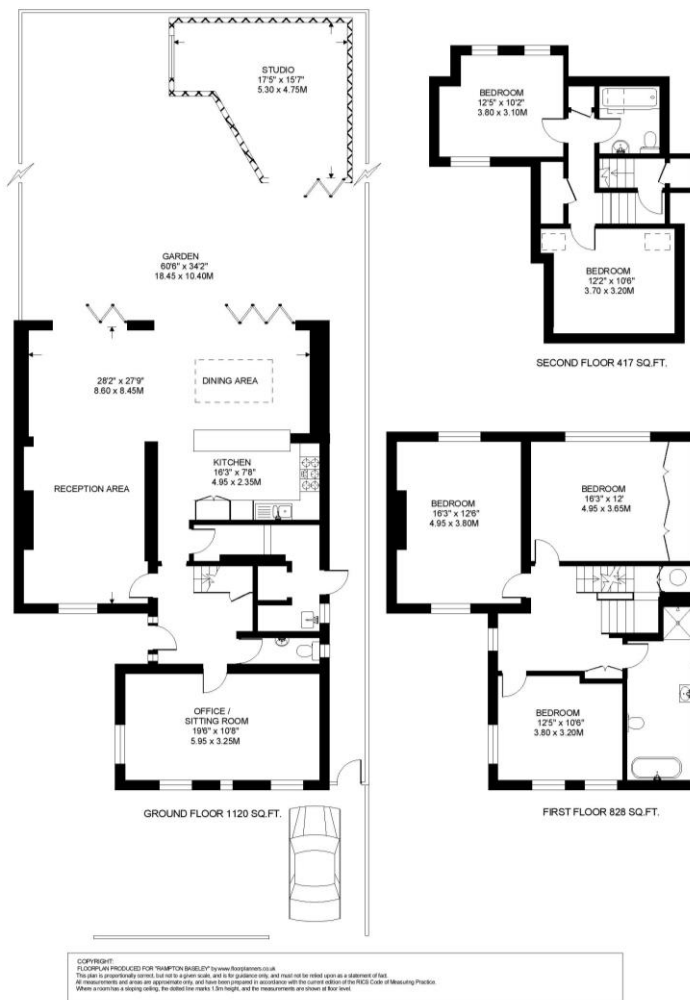


APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 2365 SQ.FT. / 219.7 SQ.M.

APPROXIMATE ADDITIONAL AREAS

⌘ = 215 SQ.FT. / 20 SQ.M.

TOTAL AREAS SHOWN ON PLAN
2580 SQ.FT. / 239.7 SQ.M.



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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