



 RAMPTON
BASELEY

LYFORD ROAD, SW18 / FREEHOLD

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AN INCREDIBLY HANDSOME AND BEAUTIFULLY PRESENTED RED BRICK EDWARDIAN FAMILY HOME ON THIS HIGHLY SOUGHT AFTER RESIDENTIAL STREET ADJACENT FROM WANDSWORTH COMMON.

Set well back from the street and with a large driveway, upon entering the house you are greeted by a lovely receiving hall with a pretty period fireplace which leads through to a wonderful double reception room with high ceilings, washed oak floors, a pair of attractive period style fireplaces and a deep bay window, flooding the room with natural light. The heart of the home is the truly outstanding kitchen/dining room to the rear of the house, lit from above by six rooflights and a lantern roof, the room is incredibly bright and airy and features a stylish Tom Howley kitchen with integrated appliances, marble work surfaces and an adjacent pantry. Bi-folding doors lead directly to the garden.

The lower ground floor features a stunning 23' reception/media room with extensive fitted storage, a utility room and guest cloakroom.

Five bedrooms are arranged over the two upper floors, including a superb principal suite on the first floor with an arched picture window with lovely views over the bowling green together with a sleek, contemporary en-suite shower room with an oversized shower with a full height glass screen. There is a further double bedroom and a smart, modern family bathroom on this floor.

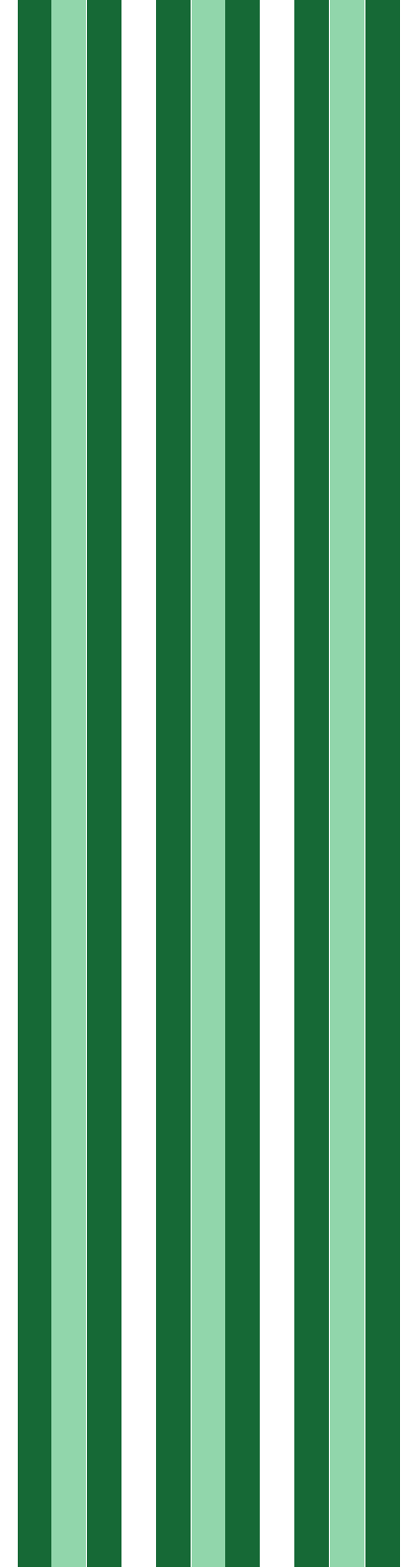




**FIVE BEDROOMS | EN SUITE | TWO
BATHROOMS | OPEN PLAN KITCHEN**

**THREE RECEPTION ROOMS | UTILITY
ROOM | LOFT | GARDEN | FRONT
GARDEN**





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There are two further double bedrooms on the top floor, together with a smaller fifth bedroom (currently used as a study) and a WC.

Of particular note is the stunning 70' south-west facing garden. Bordered with pleached hedging and tall leylandii, the garden is incredibly private backing on to neighbouring gardens and Romany Gardens beyond. Mainly laid to Easi-grass, there are raised planters filled with a variety of mature shrubs, plans and flowers together with a large patio area, ideal for al-fresco entertaining.

Lyford Road is a popular and highly sought after residential street on the edge of the Magdalen Estate and adjacent to Wandsworth Common. The amenities of Bellevue Road are within easy walking distance and transport can be found at Wandsworth Common station, which provides quick and convenient access to central London via Clapham Junction and Victoria. There are a number of excellent state and private primary schools nearby, subject to catchment and entrance each year.

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





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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