



 **RAMPTON
BASELEY**

BEECHCROFT ROAD, SW17 / FREEHOLD

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**A ONE-OFF ARCHITECTURALLY DESIGNED DETACHED HOUSE
LATERALLY ARRANGED OVER TWO FLOORS, CONVENIENTLY
LOCATED A STONE'S THROW FROM WANDSWORTH COMMON
AND THE AMENITIES OF BELLEVUE VILLAGE.**

Beautifully presented throughout with contemporary design, the property features a superb 31ft reception room laterally arranged across the front of the house, with large format tiled floors and a great sense of space and light. There is a generous living space to one side of the glazed staircase which rises up through the centre of the house, together with ample room to sit, eat and entertain to the other. The sleek, modern open plan kitchen has plenty of storage, integrated appliances and leads out on to one of the two ground floor courtyards.

Three double bedrooms are arranged over the ground and first floor, with two bedrooms on the ground floor sharing a family bathroom and one opening on to the second courtyard garden.

With high vaulted ceilings and flooded with natural light, the triple aspect principal bedroom suite is on the first floor and features a sizeable en-suite bathroom, a walk-in dressing room, access to eaves storage and with full height glazed doors leading to a lovely balcony.

Of particular note is the wonderful courtyard garden to the front of the house, accessed from both the living and dining areas via glazed bi-folding doors which provides a wonderful space to entertain in the warmer summer months. The house isn't overlooked through any aspect which is a rare find for the area with a private and secluded feel.

Conveniently located on Beechcroft Road close to the junction with Brodrick Road, the amenities of Bellevue Road are within easy reach, as are the open spaces of Wandsworth Common. Transport links into central London and the City are available at both Tooting Bec and Wandsworth Common stations and there is an excellent selection of state and private schools in the area, subject to catchment and entrance each year.

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



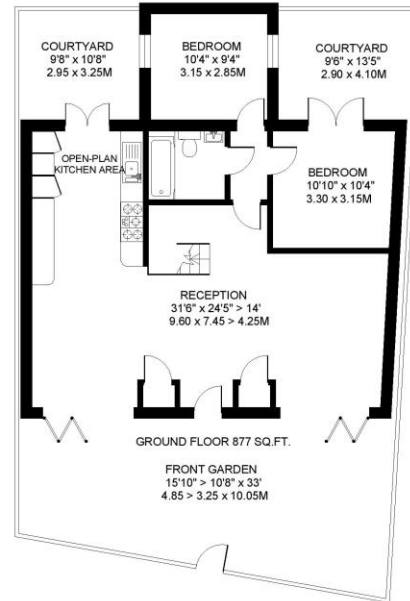
**THREE BEDROOMS | EN SUITE |
BATHROOM | RECEPTION ROOM |
OPEN PLAN KITCHEN | TWO
COURTYARDS | FRONT GARDEN |
BALCONY**



BEECHCROFT ROAD
WANDSWORTH
LONDON SW17



APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1352 SQ.FT / 125.6 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 ☒☒☒☒ = 162 SQ.FT. / 15 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1514 SQ.FT. / 140.6 SQ.M.



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.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

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