



**RAMPTON
BASELEY**

CHESTNUT GROVE, SW12 / FREEHOLD

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A WELL-PRESENTED FIVE BEDROOM MID-TERRACE VICTORIAN FAMILY HOME ON THIS POPULAR RESIDENTIAL STREET IN THE HEART OF THE NIGHTINGALE TRIANGLE.

With a wealth of period features together with more contemporary touches, the property offers almost 2,100 sq ft of accommodation arranged over three floors and comprises, on the ground floor a smart, formal reception room at the front of the house with tall ceilings, a large bay window, ornate coricing and an attractive period fireplace. Steps lead down to a further reception room, accessed from either the hallway or from the kitchen which provides less formal family space. There is a superb, fully extended kitchen/dining room to the rear of the house with a smart, shaker style kitchen with fitted appliances and a central island with polished granite work surfaces, integrated ceiling speakers and plumbed underfloor heating. Full height bi-folding doors span the entire width of the back of the house and open on to the garden, flooding the room with natural light. A guest WC and utility room in the cellar complete the ground floor accommodation.

Five generous double bedrooms are arranged over the top two floors including a bright and airy principal bedroom at the front of the house on the first floor with an attractive fireplace, a deep bay window and fitted wardrobes. There are two further double bedrooms on this floor, together with a smart modern family bathroom. Of particular note is the split-level double height loft room with its raised study area and en-suite shower room. There is also a further large, en-suite double bedroom on this floor.

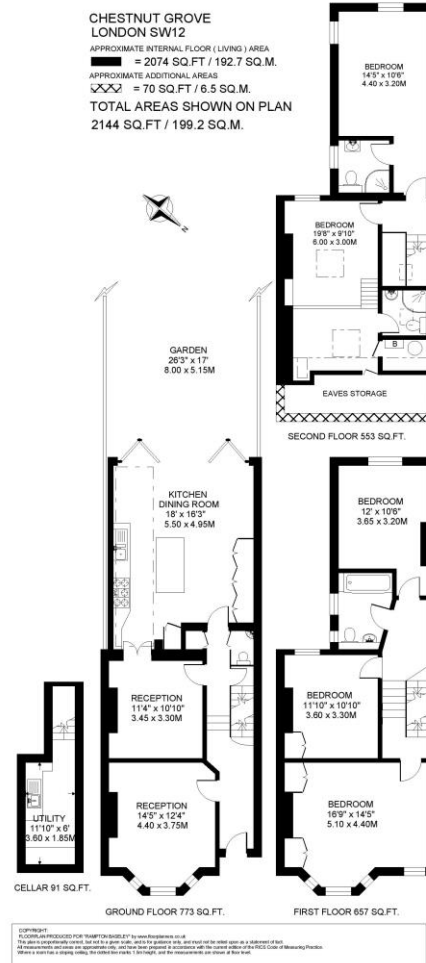
To the rear of the house is a pretty south west facing rear garden ideal for summer entertaining in the warmer summer months. Mainly laid to Easi-grass lawn, there are raised planters and built-in bench seating and steps lead down to a lower, tiled patio area, accessed from the kitchen. There is also secure bike storage to the front of the house.

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



**FIVE DOUBLE BEDROOMS | TWO
RECEPTION ROOMS
| KITCHEN/DINING ROOM | THREE
BATHROOMS | GARDEN | UTILITY
ROOM**





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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