



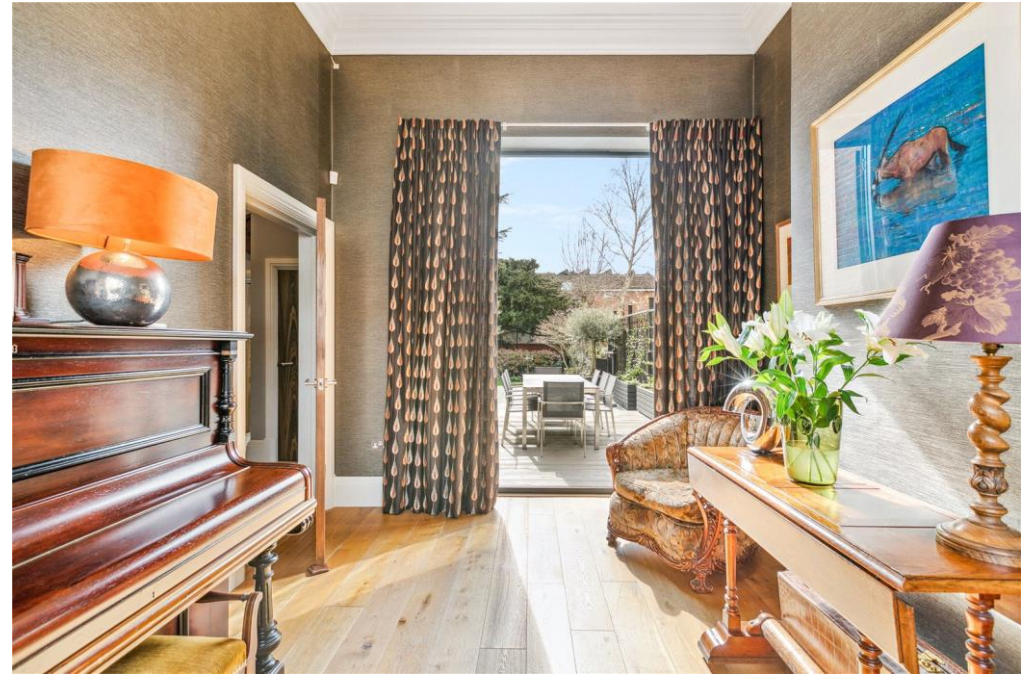
 RAMPTON  
BASELEY

GLENELDON ROAD, SW16 / FREEHOLD

## SW16 / FREEHOLD

**THIS STUNNING MODERN FAMILY HOUSE OFFERS JUST SHY OF 3,000 SQ FT OF LIVING ACCOMMODATION. THE PROPERTY BOASTS EXTREMELY IMPOSING PROPORTIONS, PARTICULARLY GIVEN ITS RECENT CONSTRUCTION. THE CEILING HEIGHT OF THE GROUND FLOOR IS IMMEDIATELY NOTICEABLE. THE SIZE OF THE PLOT IS ALSO EXTREMELY IMPRESSIVE WITH A GARDEN THAT MEASURES 40 X 69 FT.**

The front door opens to a spacious entrance hall. Two beautiful reception rooms flank the hallway to the front of the house, both benefitting from hardwood floors, high ceilings and large windows. The kitchen family room to the rear of the ground floor, provides a wealth of space and benefits from plenty of wall and base units and integrated appliances as well as underfloor heating throughout the ground floor. Tri-folding doors open to an incredible, established garden. The extensive lawn and millboard decked area makes it the perfect space for everyday living and entertaining. A cloakroom completes this level.

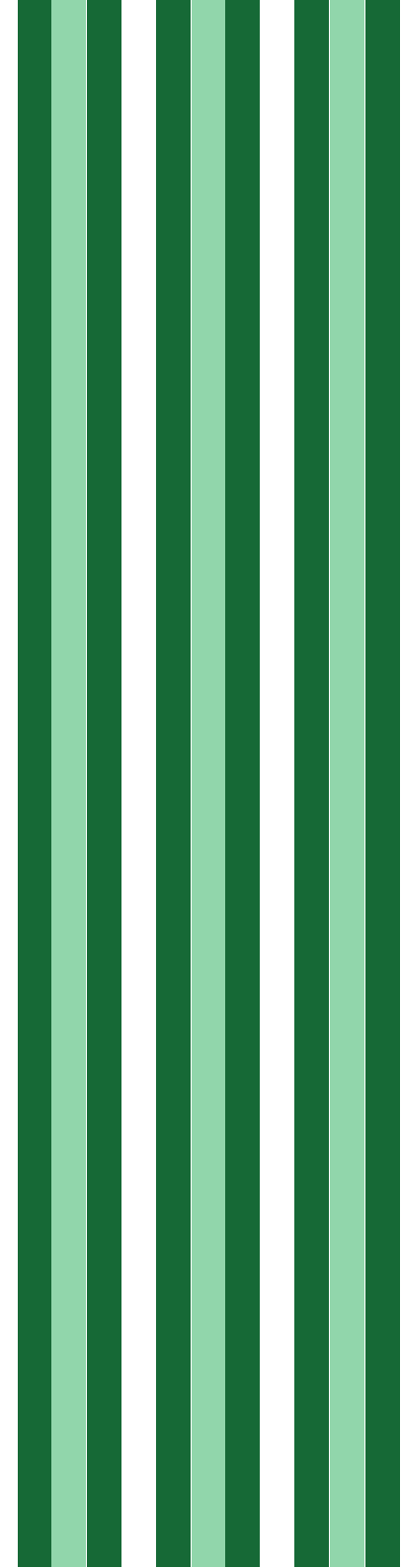




FIVE BEDROOMS | FOUR BATHROOMS |  
TWO RECEPTION ROOMS |  
KITCHEN FAMILY ROOM

GARDEN | OUTSIDE STORAGE | OFF  
STREET PARKING | AIR CONDITIONING |  
UNDERFLOOR HEATING | EV CHARGING  
POINT





## SW16 / FREEHOLD

Three double bedrooms can be found on the first floor, with the principal bedroom boasting an en suite bathroom and dressing area, and the others benefitting from bespoke wardrobes and an en suite shower room. Two further bedrooms are arranged over the second floor along with two additional bathrooms. All bedrooms benefit from air conditioning and Vent-Axia filtration is throughout the house.

At the front of this property, there is an EV fast charging point and off-street parking for up to three cars.

Gleneldon Road is an attractive residential road situated between the green open spaces of Streatham and Tooting Commons. Excellent transport links can be found nearby at Streatham Station and Streatham Hill. There are a number of excellent state and independent schools locally with ease of access to schools in Dulwich, Wandsworth and Croydon (subject to entry and catchment each year).

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



