

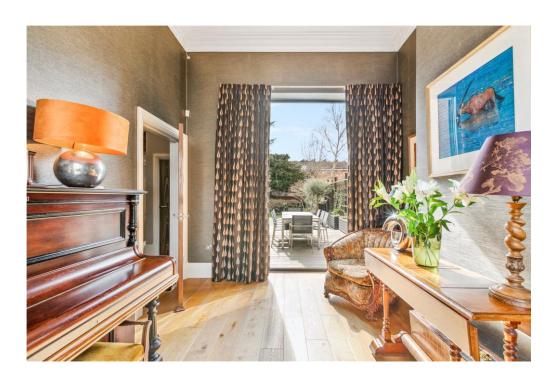


GLENELDON ROAD, SW16 / FREEHOLD

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









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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.

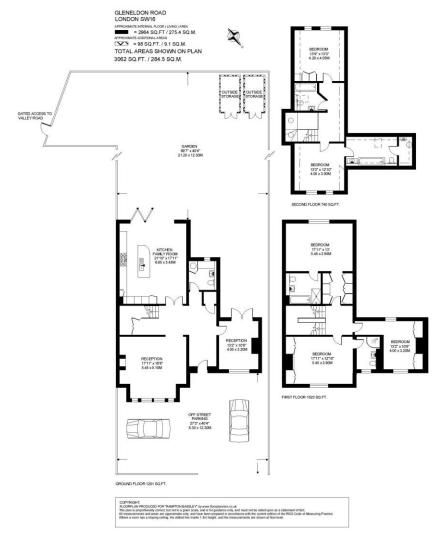
Gleneldon Road is an attractive residential road situated between the green open spaces of Streatham and Tooting Commons. Excellent transport links can be found nearby at Streatham Station and Streatham Hill. There are a number of excellent state and independent schools locally with ease of access to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

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









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

RAMPTON BASELEY OFFICES

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