



 RAMPTON  
BASELEY

CATHLES ROAD, SW12 / FREEHOLD

## SW12 / FREEHOLD

**THIS EXCELLENT FOUR DOUBLE BEDROOM FAMILY HOUSE, MEASURING 1,735 SQ FT IS ARRANGED OVER THREE FLOORS AND SITUATED WITHIN THIS HIGHLY DESIRABLE RESIDENTIAL ROAD. THE PROPERTY BOASTS A BEAUTIFULLY PRESENTED DOUBLE RECEPTION ROOM, CELLAR AND GARDEN.**

The double reception room features bespoke shelving and cabinets with corncicing and a fireplace. The light and sunny open plan kitchen dining room can be found at the rear of the property and boast two rooflights. The kitchen itself is fitted with modern wall and base units with integrated appliances, a butler sink, quartz work surfaces and is perfect for modern day family living. Bi-fold doors lead directly out onto the fantastic, southwest facing garden, which is currently laid to patio, mature boarders, great for al fresco entertaining. This property also features a cellar and a useful downstairs WC.

The bright and airy principal bedroom can be found on the first floor, at the front of the house, and benefits from a walk-in wardrobe with further ensuite fitted with double sinks and shower. One double bedroom can also be found on this floor along with a modern family bathroom with bath.

The second floor has been converted to a high standard and has two further double-bedrooms, both benefiting from bespoke fitted wardrobes. There is further room for ample storage located in the eaves of the property. A contemporary family bathroom with shower and helpful utility room completes the accommodation.

This superb property is located on Cathles Road, which is a quiet, residential road running between Balham High Road and Cavendish Road. Balham and Clapham South are conveniently close by where there is an array of amenities and bars as well as the superb transport links with the Northern Line and Overground Station providing quick and easy access into the City and West End.

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

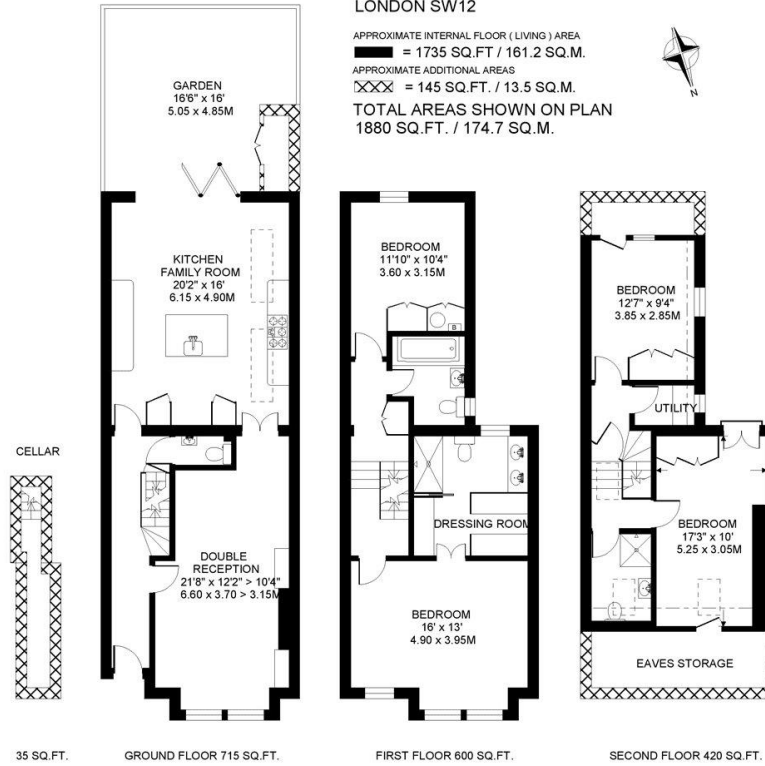


**KITCHEN DINING ROOM | DOUBLE  
RECEPTION ROOM | FOUR  
BEDROOMS | THREE BATHROOMS |  
WC | UTILITY | CELLAR | GARDEN**



CATHLES ROAD  
BALHAM  
LONDON SW12

APPROXIMATE INTERNAL FLOOR ( LIVING ) AREA  
 ■■■■ = 1735 SQ.FT / 161.2 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 145 SQ.FT. / 13.5 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 1880 SQ.FT. / 174.7 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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