



 RAMPTON
BASELEY

HILLIER ROAD, SW11 / FREEHOLD

SW11 / FREEHOLD

SITUATED ON A HIGHLY SOUGHT-AFTER RESIDENTIAL STREET BETWEEN THE COMMONS, IS THIS EXTREMELY ATTRACTIVE FIVE-BEDROOM FAMILY HOUSE. MEASURING APPROXIMATELY 2,135 SQ FT, THIS SUBSTANTIAL PROPERTY HAS HAD EXTENSIONS CARRIED OUT TO BOTH THE GROUND FLOOR REAR RETURN AND INTO THE LOFT SPACE, WITH PLANNING PERMISSIONS IN PLACE FOR FULL DEVELOPMENT OF THE BASEMENT. THE CURRENT OWNERS HAVE REFURBISHED THE PROPERTY TO AN INCREDIBLY HIGH STANDARD, SO THE INTERIOR IS IN EXCELLENT DECORATIVE ORDER.

The ground floor boasts a stunning reception room which benefits from a striking feature fireplace, attractive ceiling mouldings, herringbone wooden flooring and a large bay window. To the rear of the property, you'll find the spacious sitting room which leads through to the immaculate kitchen and dining area. The kitchen is fitted with plenty of wall and base units, stone work surfaces, high-quality integrated appliances and range cooker as well as a large kitchen island with breakfast bar area. There is also plenty of space for a separate dining table making it an ideal setting for both everyday living and entertaining. With unique Crittall style arch windows and door leading out to the lovely north east facing garden, which measures approximately 16ft in length, providing plenty of room for outdoor entertainment. A downstairs WC completes the ground floor accommodation.

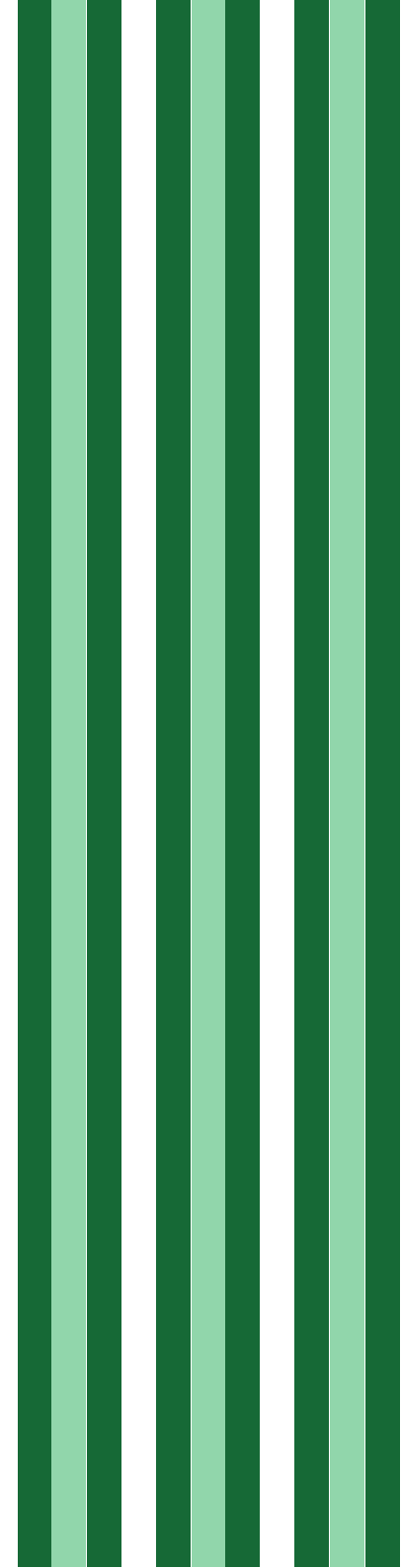




PRINCIPAL SUITE | FOUR FURTHER
BEDROOMS | OPEN-PLAN KITCHEN
RECEPTION ROOM

SITTING ROOM | THREE BATHROOMS
WC | GARDEN | CELLAR UTILITY ROOM





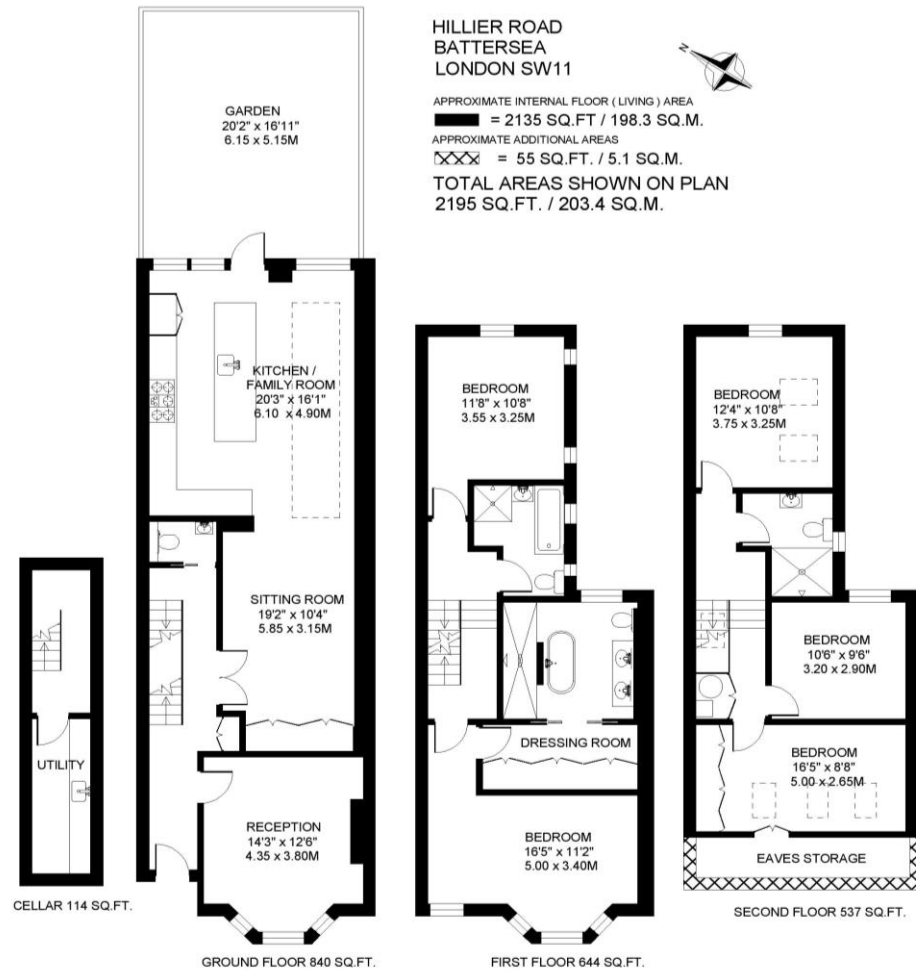
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The stylish principal bedroom is situated on the first floor and benefits from a bay window, wooden flooring, walk-in dressing room, and a smart ensuite featuring double vanity, freestanding bath, and rainfall shower. Another double bedroom and family bathroom with bath and rainfall shower are also located on this level. Three further double bedrooms, one with built in wardrobes, and a separate shower room are arranged over the second floor. Additional storage can be found within the eaves.

Hillier Road runs from Broomwood Road to Thurleigh Road between the commons. Transport can be found nearby at both Clapham South tube or Clapham Junction overground station and the amenities of Northcote Road are also just a short walk away. Another advantage is the close proximity to a number of good state and private schools in the area (subject to catchment each year).

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





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 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.



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