



**RAMPTON
BASELEY**

SUDBROOKE ROAD, SW12 / FREEHOLD

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THIS HANDSOME, SEMI-DETACHED FOUR-BEDROOM FAMILY HOUSE OF APPROXIMATELY 1,988 SQ FT IS SET ON AN EXTREMELY QUIET AND SOUGHT-AFTER ROAD BETWEEN THE COMMONS. THE PROPERTY HAS EXCELLENT LIVING SPACE ARRANGED OVER TWO FLOORS AND IS FILLED WITH NATURAL LIGHT. IT ALSO BENEFITS FROM OFF-STREET PARKING FOR THREE CARS AND SIDE ACCESS INTO THE LARGE, SOUTH-EAST FACING BACK GARDEN. IN ADDITION, THERE IS A LARGE LOFT SPACE WHICH COULD BE DEVELOPED, SUBJECT TO THE USUAL CONSENTS.

Set back from the street and with plenty of space for off-street parking for three cars, an elegant oak front door opens onto a spacious hallway. The dining room is currently set to the front of the property and boasts a large bay window and high ceilings. The large second reception room and kitchen family room are both arranged to the rear of the house, making the most of the bright southerly aspect. The wonderfully bright reception room has glazed French doors which open directly onto the garden.

The kitchen breakfast room is adjacent with a large picture window overlooking the garden and side access into the side alley leading to the back garden and the driveway, excellent for muddy dogs, bikes and unloading the shopping. There is also a useful shower room. There is plenty of room for a dining table and the kitchen itself has a good range of modern Shaker-style wall and base units, integrated appliances and quartz worksurfaces. The amazing, south-east-facing garden measures just shy of 55ft long and 31ft wide and is laid with both terrace and lawn with a small shed to the rear. Access to the garage is directly off the hallway where there is also a downstairs WC.

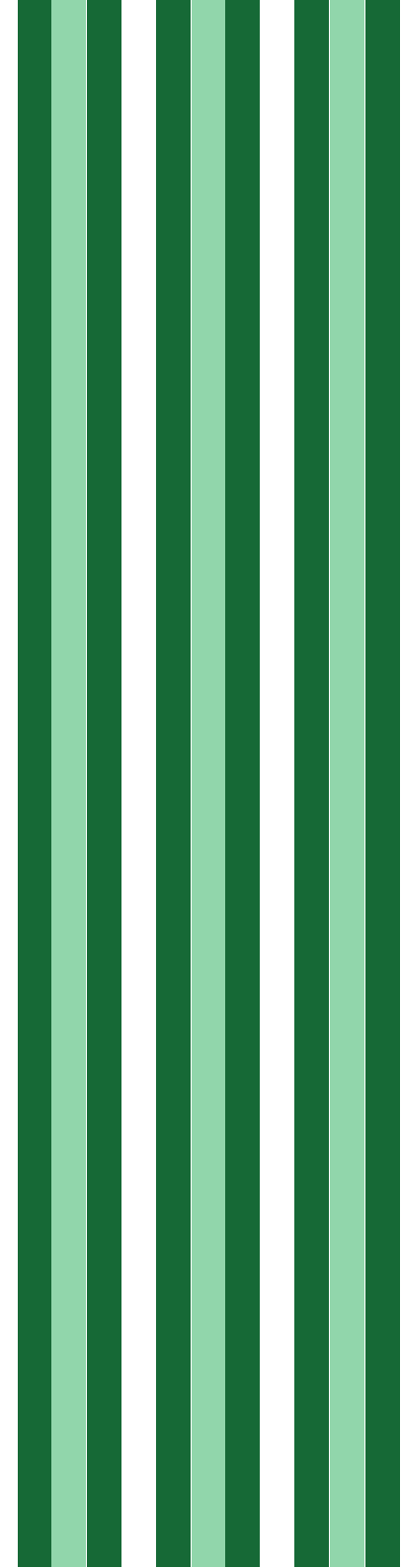




RECEPTION ROOM | DINING ROOM |
KITCHEN BREAKFAST ROOM | FOUR
BEDROOMS | DRESSING ROOM |

FAMILY BATHROOM | SHOWER ROOM |
DOWNSTAIRS WC | LARGE SOUTH-
FACING GARDEN | SIDE ACCESS |
GARAGE | OFF-STREET PARKING





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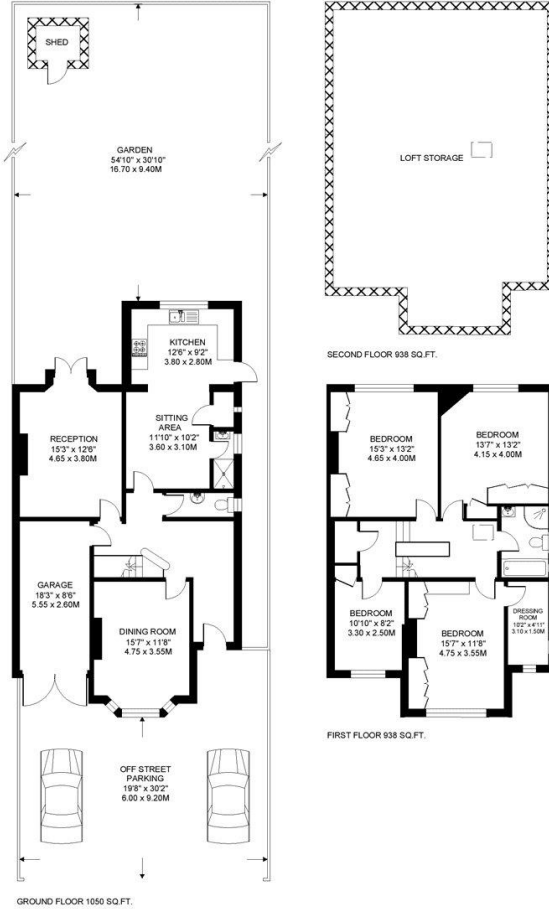
Stairs lead up to the first floor of the house and four bright bedrooms. The principal bedroom is to the front of the property and benefits from the large window, high ceilings and excellent built-in wardrobes. A dressing room is adjacent, as is the family bathroom with both bath and shower. The three additional bedrooms all boast built-in wardrobes and the two rooms to the back of the house overlook the garden. The smaller bedroom to the front could make an ideal study or home office.

This excellent property is well located on Sudbrooke Road which runs between Ramsden Road and Rusham Road, parallel to Thurleigh Road. Transport can be found at both Clapham South Tube (Northern Line) and Wandsworth Common Overland with easy access into Clapham Junction and London Victoria. The amenities of both Bellevue Road and Northcote Road are within easy walking distance, and Balham is also within easy reach. A number of popular state and independent schools are close by, subject to catchment and places each year.

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



SUDBROOKE ROAD
LONDON SW12
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 1988 SQ.FT / 184.7 SQ.M.
APPROXIMATE ADDITIONAL AREAS
[XX] = 961 SQ.FT / 89.3 SQ.M.
TOTAL AREAS SHOWN ON PLAN
2949 SQ.FT / 274 SQ.M.



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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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