



 **RAMPTON
BASELEY**

WESTOVER ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

WITH A WEALTH OF PERIOD FEATURES AND WONDERFUL PROPORTIONS, THIS HANDSOME VICTORIAN HOUSE OFFERS 2,350 SQ FT OF ACCOMMODATION WITH FURTHER SCOPE TO EXTEND, TOGETHER WITH A MATURE, 69' GARDEN.

Set back from the road and with a pretty York stone paved front garden, the property features a bright, airy double reception room with high ceilings, built-in alcove cabinetry and a pair of ornate marble fireplaces. Full height French doors lead to the garden. To the rear of the ground floor is an incredibly spacious kitchen/breakfast room leading through to a conservatory and out to the garden. A downstairs cloakroom and cellar complete the accommodation on this floor.

Four generous double bedrooms are arranged over the top two floors, together with two bathrooms (one en-suite) and a further shower room.

Of particular note is the 69' rear garden, mainly laid to lawn with borders filled with mature plants and shrubs.

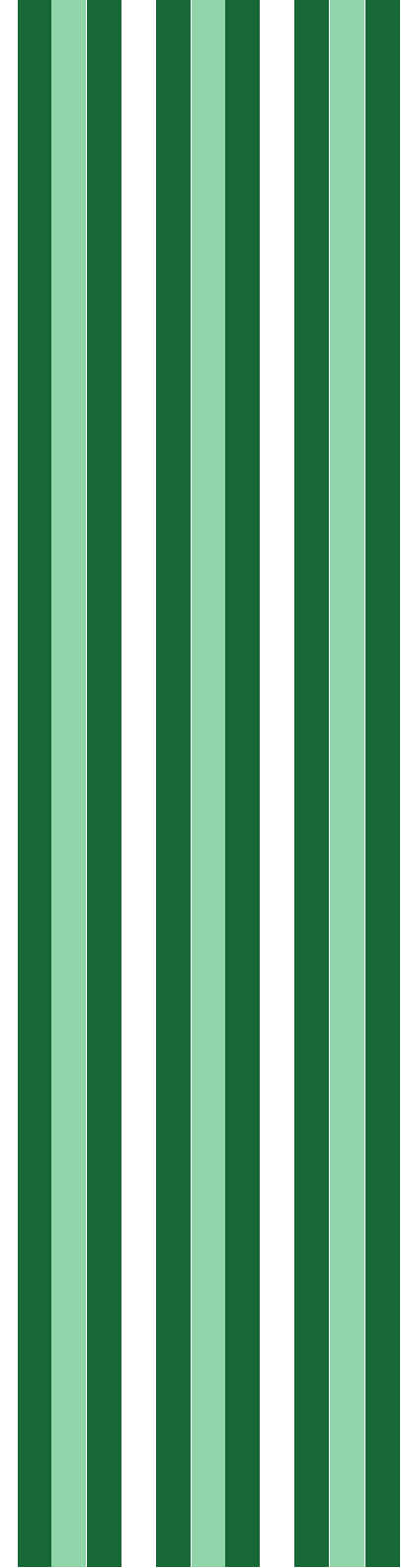




FOUR BEDROOMS | THREE BATHROOMS
| DOUBLE RECEPTION ROOM | OPEN
PLAN KITCHEN |

GARDEN | GARDEN STORAGE | LOFT
STORAGE | CELLAR





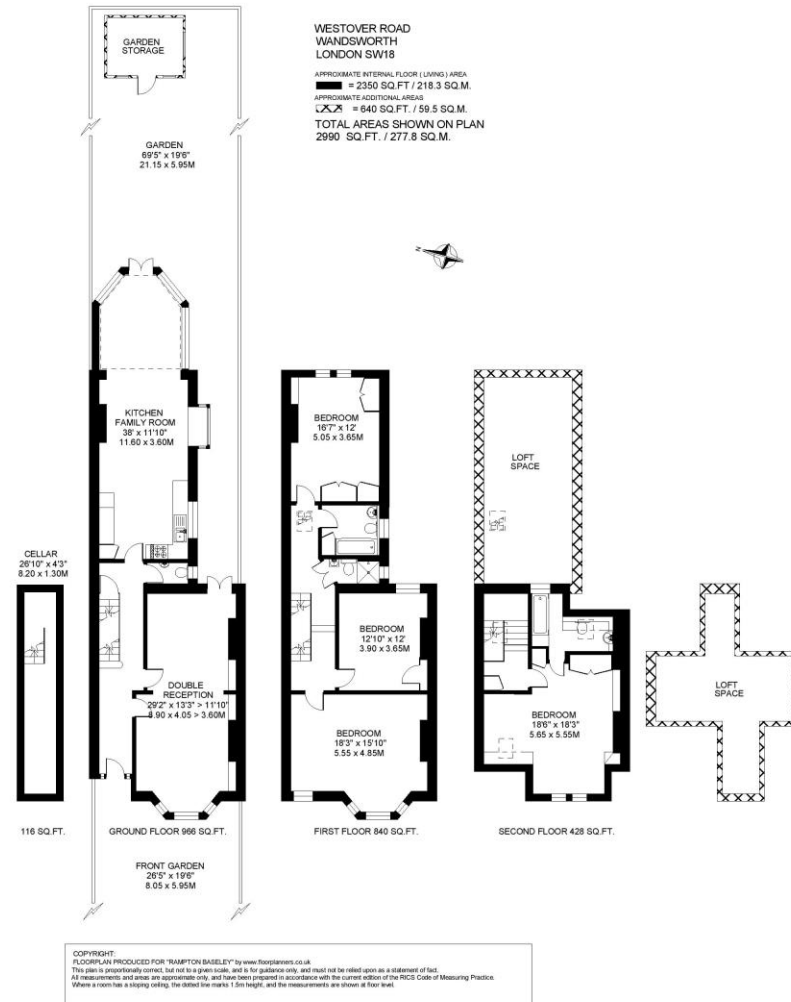
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Subject to planning permission being obtained, there is scope to extend in to the loft and on the ground floor, allowing an incoming purchaser to stamp their own identity on the house and create a truly wonderful family home on one of Wandsworth's most sought after roads.

Westover Road is extremely well located within easy reach of the shops, bars and restaurants on Old York Road, East Hill and the South Side Centre with its cinema and a large Waitrose. The amenities of both Bellevue Village and Northcote Road are also within easy reach, as are the green open spaces of Wandsworth Common. Transport links can be found at Wandsworth Town, Earlsfield and Clapham Junction mainline stations all of which are within easy walking distance. There is an excellent range of state and private schools in the local area, subject to entry and catchment each year.

Council Tax Band: G | EPC: E | 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

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