



 RAMPTON  
BASELEY

DALEBURY ROAD, SW17 / FREEHOLD

## SW17 / FREEHOLD

**A STUNNING AND UNIQUE FIVE BEDROOM SEMI DETACHED HOUSE TUCKED AWAY DOWN A PRIVATE DRIVE WITH OFF-STREET PARKING WITHIN A STONE'S THROW OF WANDSWORTH COMMON.**

Offering almost 3,000 sq ft of beautifully appointed accommodation arranged over three floors, the property has wonderful proportions and benefits from a wealth of entertaining space, with landscaped walled gardens to the front and rear together with a separate garden studio.

With gated access from the front, you enter the property via a pretty paved front garden with beds filled with a variety of mature shrubs, plants and flowers. There is a generous kitchen/dining room at the front of the house, which is bright, airy and enjoys a lovely view on to the garden. The kitchen benefits from plenty of storage, integrated appliances, a range cooker and a large central island. There is ample room to entertain and in addition there is a useful utility room and downstairs WC. The kitchen opens on to a superb 24 ft reception room spanning the entire width of the house, with plenty of built in storage, the room provides a wonderful space from which to entertain. Two sets of glazed French doors lead to the garden.

Five double bedrooms are arranged over the first and second floor including a spacious principal suite at the rear of the house overlooking the garden with a smart en-suite bathroom and an extensive range of beautifully designed wardrobes. The three further bedrooms on this floor are served by a modern shower room. The fifth and final bedroom is on the top floor; lit from above by four large roof lights, there is a further en-suite bathroom together with access to extensive eaves storage.

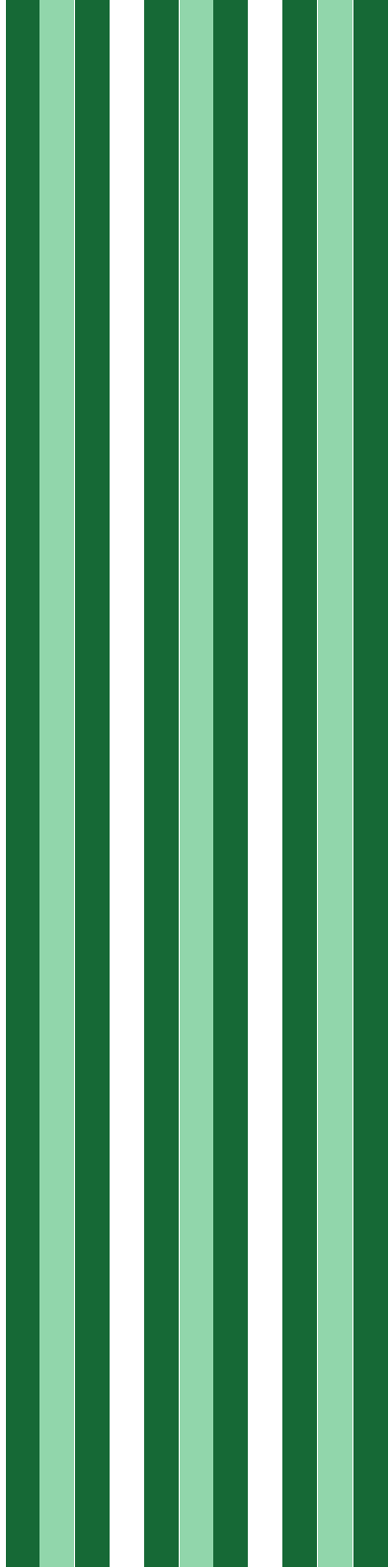




PRINCIPAL SUITE | FOUR DOUBLE  
BEDROOMS | THREE BATHROOMS |  
KITCHEN/DINING ROOM |

LARGE RECEPTION ROOM | UTILITY  
ROOM | GARDEN STUDIO | WALLED  
GARDENS



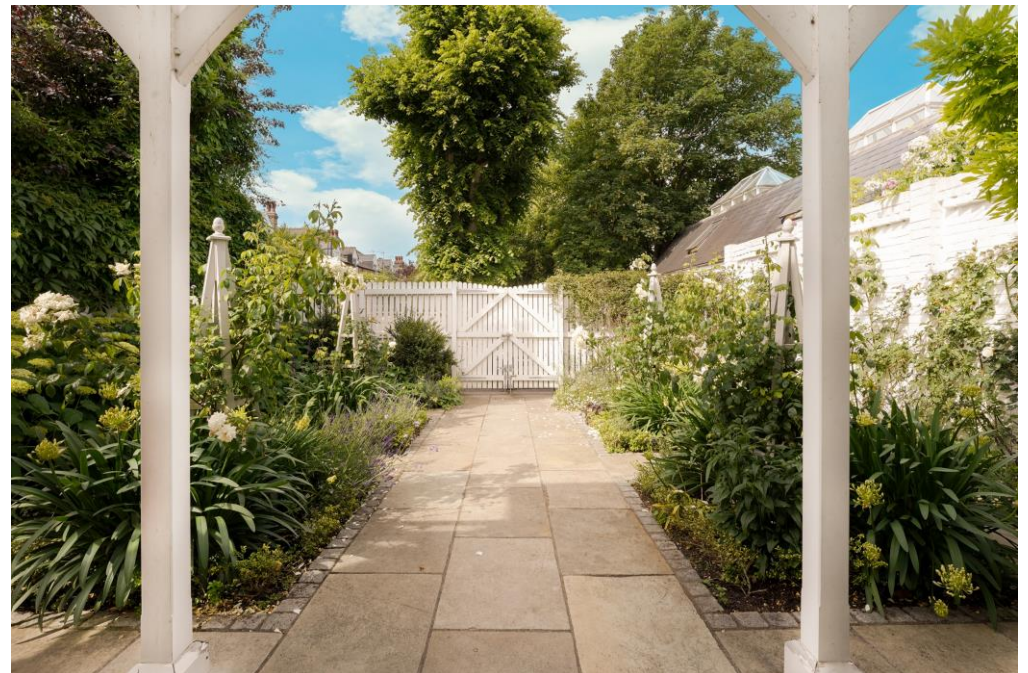


## SW17 / FREEHOLD

The rear garden is paved with planted beds. The garden studio which sits against the rear wall, has been cleverly designed to match the main house and provides a useful space from which to work or additional accommodation if required. It contains a kitchenette, WC and mezzanine storage. There is off street parking to the front of the house.

The property is conveniently located on Dalebury Road, between the junctions of Trinity Road and Beechcroft Road. The green open spaces of Wandsworth Common are a short walk away, as are the amenities of Bellevue Road. Transport can be found at Tooting Bec Underground, which is approximately a ten-minute walk away. Wandsworth Common station is also within easy reach. There is a good selection of schools nearby, subject to catchment and entrance each year.

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



DALEBURY ROAD  
LONDON SW17

APPROXIMATE INTERNAL FLOOR LAYOUT / AREA  
 ■ = 2695 SQ.FT / 250.4 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 X X X GARDEN STUDIO = 265 SQ.FT / 24.6 SQ.M.  
 X X X EAVES STORAGE = 317 SQ.FT / 29.4 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 3277 SQ.FT / 304.4 SQ.M.



COPYRIGHT © 2018 RAMPTON BASELEY ESTATE AGENTS LTD. All rights reserved. This document is intended for use as a guide only. It is not intended to constitute an offer of any financial product or service. The information contained herein is for general information only and should not be relied upon as a basis for investment decisions. For more information, please contact your financial adviser. This document is not intended to constitute an offer of any financial product or service.

**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

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 BALHAM HIGH ROAD SW17 | 020 8767 7079  
 GARRATT LANE SW18 | 020 8879 6205

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

