



 RAMPTON
BASELEY

MAYFORD ROAD, SW12 / FREEHOLD

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A HANDSOME SEMI-DETACHED VICTORIAN FAMILY HOME OFFERING ALMOST 3.500 SQ FT OF ACCOMMODATION TOGETHER WITH A 46 FT SOUTH-EAST FACING GARDEN ON THIS HIGHLY SOUGHT AFTER RESIDENTIAL STREET A STONE'S THROW FROM WANDSWORTH COMMON.

Set back from the street and with a pretty front garden, this substantial property has wonderful proportions and a real sense of grandeur, and retains many of its fine original features. Upon entering the property you are greeted by a lovely wide entrance hall. To the right is an impressive drawing room with high ceilings, attractive cornicing, a deep bay window and a period fireplace with a marble surround. To the rear is an elegant formal dining room with equally high ceilings, a grand fireplace with decorative wooden surround. Full height, original glazed doors lead through to a small conservatory and on to the garden.

There is a large utility area to the rear of the house, with a substantial amount of built-in storage which leads through to a bright, airy eat-in kitchen, lit from above by two large roof lanterns (with electric blinds), plenty of wall and base units, a range cooker, integrated oven, fridge, freezer and dishwasher. The dining area to the rear enjoys a pretty view over the garden, which can be accessed via a door to the side. There is also access through to the conservatory from the kitchen. A cloakroom and access to a substantial cellar completes the ground floor accommodation.

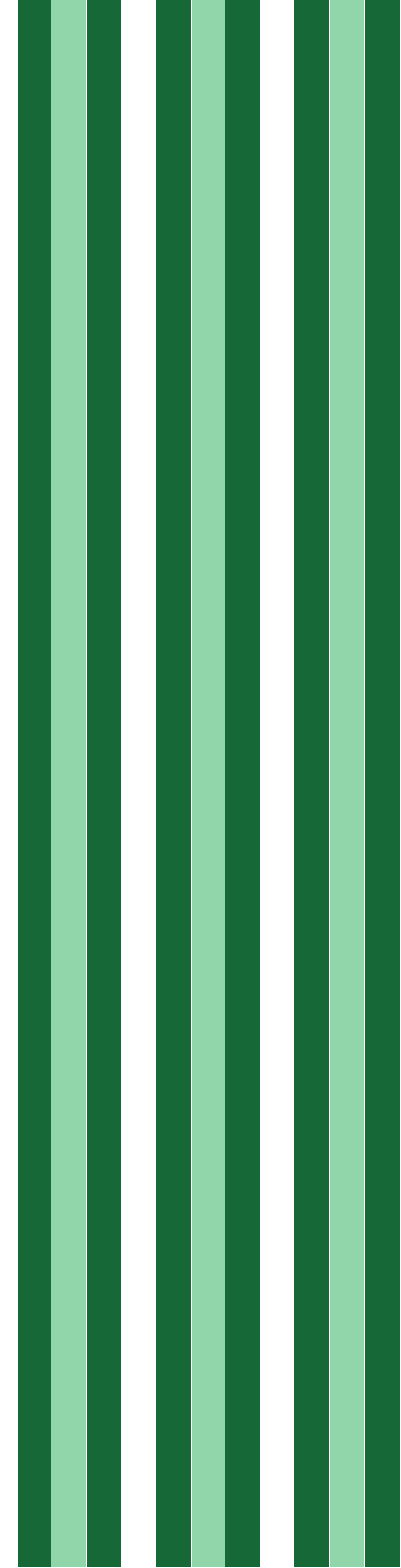




SEVEN BEDROOMS | TWO BATHROOMS
| KITCHEN/FAMILY ROOM | DINING
ROOM

RECEPTION ROOM | GARDEN |
CONSERVATORY | CELLAR STORAGE |
EAVES STORAGE





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Seven bedrooms are arranged over the three upper floors, including a lovely principal bedroom to the front of the house on the first floor, with an unobstructed view over neighbouring gardens, plentiful storage and a large en-suite bathroom with bath and separate shower. There is a further, generous double bedroom on this floor together with a smaller bedroom, currently used as a study together with a wc.

There are three bedrooms and a family bathroom on the second floor, together with a further bedroom encompassing the entire third floor with access to eaves storage.

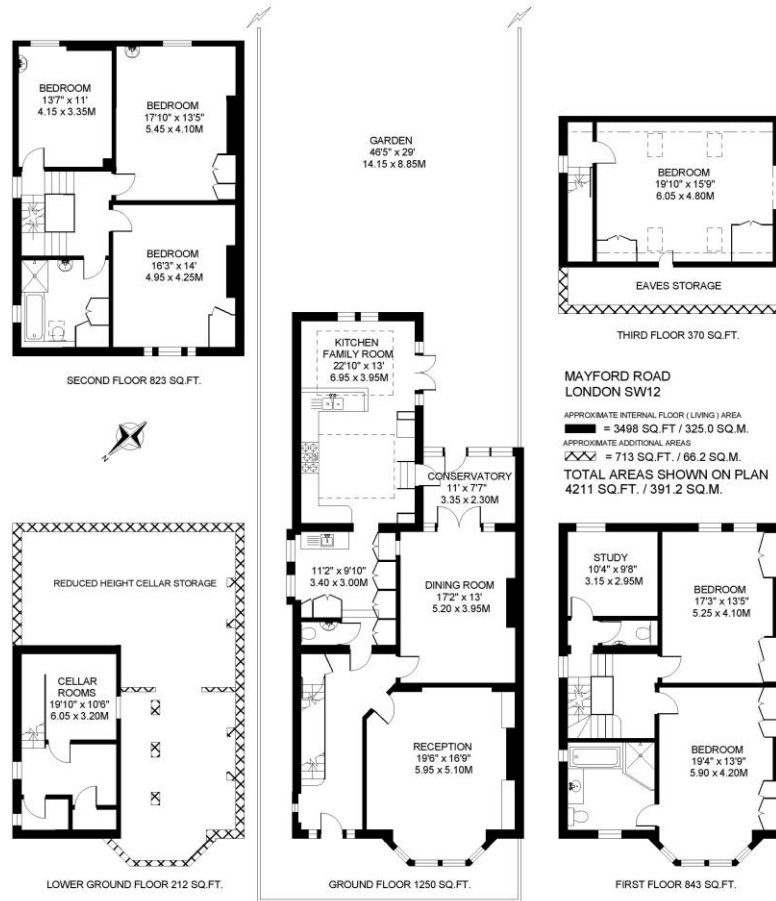
Of particular note is the superb south-east facing garden. At over 46 ft in length and with views over neighbouring gardens, it is mainly laid to lawn with a patio area accessed from the kitchen with borders filled with a variety of mature plants, shrubs and flowers, making it an ideal space in which to spend time and entertain in the warmer summer months.

It should be noted that a single garage en-bloc on Ravenslea Road is available by separate negotiation.

Conveniently located on Mayford Road between the junction with Wexford Road and Ravenslea Road, the amenities of Bellevue Village including shops, bars and restaurants are within easy reach as are the green open spaces of Wandsworth Common. Transport links can be found at Wandsworth Common which provides quick and easy access to central London via Clapham Junction and Victoria. There are a number of excellent state and private schools nearby subject to entrance and catchment each year.

Council Tax Band: G | 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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