



**RAMPTON
BASELEY**

RAVENSLEA ROAD, SW12 / FREEHOLD

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A BEAUTIFULLY PRESENTED THREE BEDROOM VICTORIAN TERRACED HOUSE ON THIS POPULAR RESIDENTIAL STREET A STONE'S THROW FROM WANDSWORTH COMMON.

Refurbished by the current owner to an incredibly high standard, accommodation comprises a charming reception room with high ceilings, an attractive period fireplace with flame effect gas fire and two sash windows flooding the room with natural light. There is a large kitchen/dining room to the rear of the house with wooden floors, a modern, shaker style kitchen along one wall with plenty of storage, a butler's sink and range cooker. Full height glazed French doors lead to the garden. A useful utility room/pantry is tucked away off the kitchen together with a downstairs cloakroom.

Three bedrooms are arranged over the first floor including a particularly spacious principal bedroom at the front of the house with a range of built-in wardrobes, a second double bedroom to the rear of the house with pretty views over the garden together with a smaller third bedroom. There is also a smart modern shower room with an oversized glass enclosed shower.

The property has the scope to further improve and extend (subject to planning permission), including conversion of the large loft space and extension into the side return on the ground floor, allowing an incoming purchaser to stamp their own identity on the house if they wish.

Of particular note is the beautiful 40 ft south facing garden, with a York stone paved patio area accessed from both the kitchen and utility room, an artificial grass lawn and borders filled with a wide variety of mature plants, shrubs and flowers.

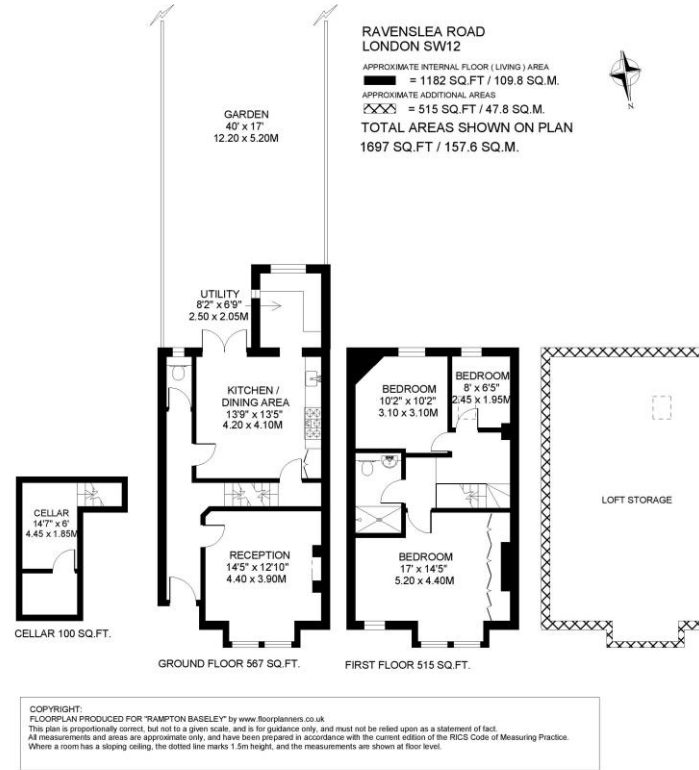
Ravenslea Road runs between Bellevue Road and Chestnut Grove and is a stone's throw from the green open spaces of Wandsworth Common. Local amenities including, shops, bars and restaurants can be found on Bellevue Road and Northcote Road, both of which are within easy reach. Transport links can be found at Wandsworth Common which provides quick and convenient access to central London via Waterloo Clapham Junction. There are a number of state and private schools nearby, subject to catchment and entry each year.

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



THREE BEDROOMS | RECEPTION
ROOM | KITCHEN/DINING
ROOM | UTILITY ROOM | GARDEN





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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