



 RAMPTON
BASELEY

JESSICA ROAD, SW18 / FREEHOLD

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A BEAUTIFULLY PRESENTED BAY FRONTED VICTORIAN FAMILY HOME ON THIS SOUGHT AFTER RESIDENTIAL STREET A STONE'S THROW FROM WANDSWORTH COMMON.

Offering over 2,300 sq ft of accommodation arranged over three floors, the property has an elegant double reception room on the ground floor with high ceilings, ornate ceiling cornices, wooden floors, bespoke alcove cabinetry and a deep bay window flooding the room with natural light. Steps lead down to a wonderful open plan kitchen/dining and family space to the rear of the house. Lit from above by a series of large roof lights, the room is wonderfully bright and airy and features a smart, shaker style kitchen with a range of wall and base units, integrated appliances, a breakfast bar and pretty views over the garden. Full height French doors lead directly to the garden. There is also a downstairs WC on this floor and access to a useful utility room in the cellar.

Five double bedrooms are arranged over the two upper floors including an impressive principal suite on the first floor with a large en-suite bathroom with plenty of fitted storage, double basins set in to a vanity unit, bath and a separate glass enclosed shower. There is a further double bedroom and bathroom on the first floor together with three bedrooms and a bathroom on the top floor, with access to eaves storage.

To the rear of the house is a very pretty garden, mainly laid to Easigrass lawn with a large York stone paved patio area to one side together with raised planters fitted with a variety of plants, shrubs and showers.

Jessica Road is a pretty tree-lined road running between Melody Road and Wandsworth Common West Side and is a stone's throw from the green open spaces of Wandsworth Common. The amenities of Wandsworth Town and St John's Hill are a short distance away, as is the South Side shopping centre with a large Waitrose and a multi screen cinema complex. Transport can be found at Clapham Junction Station and Wandsworth Town, both of which are within easy reach and provide direct links to central London via Waterloo and Victoria. There are also a number of fantastic schools nearby, subject to catchment and entrance each year.

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



**FIVE BEDROOMS | THREE
BATHROOMS | DOUBLE RECEPTION
ROOM | OPEN PLAN
KITCHEN/DINING ROOM | GARDEN**



Jessica Road, SW18

Approximate Area = 214.9 sq m / 2313 sq ft
(Including Limited Use Area = 17.8 sq m / 191 sq ft) / Eaves



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID678168)

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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