



 RAMPTON  
BASELEY

GROOM CRESCENT, SW18 / FREEHOLD

## SW18 / FREEHOLD

**A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOUSE SITTING ON AN INCREDIBLY LARGE PLOT WITH OFF-STREET PARKING AND A 52 FT SOUTH-WEST FACING GARDEN.**

Set back from this private road and overlooking a wonderful green, property is arranged over two floors and comprises a bright, airy reception room at the front of the house with a feature fireplace and a deep bay window which floods the room with natural light. To the rear is a separate dining room, with an adjoining modern kitchen, both of which lead on to a large conservatory opening on to the garden.

The three bedrooms are on the first floor, with two good sized double bedrooms with fitted storage together with a smaller third bedroom, bathroom and separate WC.

To the rear of the house is a truly remarkable wrap around 52 x 45 ft south west facing garden, mainly laid to lawn with a large patio area to one side, ideal for summer entertaining together with a block paved drive way with off-street parking for two cars accessed from the rear. The property also benefits from a garage en-bloc.

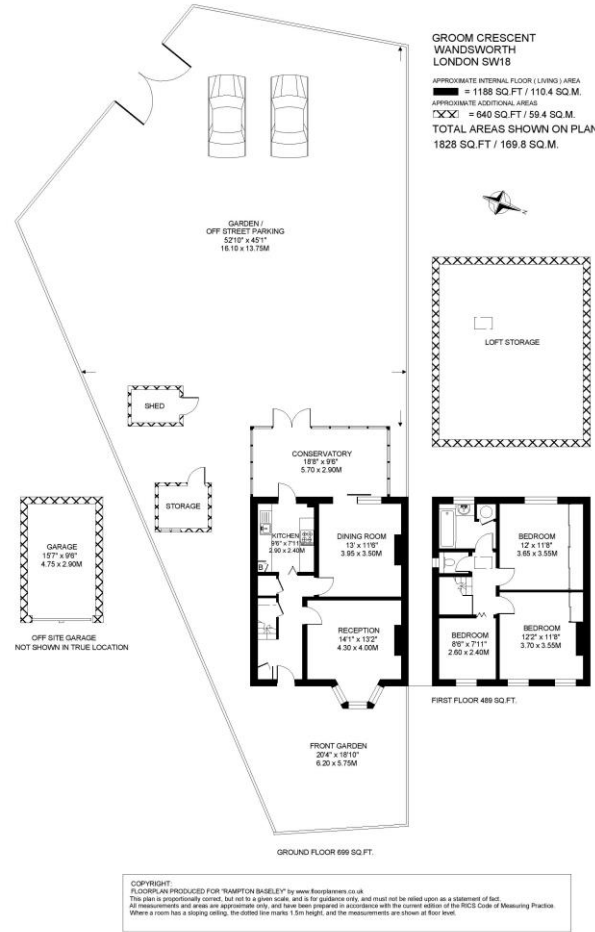
Groom Crescent is a peaceful enclave, ideal for families within easy reach of the amenities of both Wandsworth and Earlsfield. The property is perfectly positioned for the local amenities of Bellevue Road and Earlsfield, which are a short distance away. Transport links can be found at Wandsworth Common station which provides quick and convenient access to central London via Clapham Junction and Waterloo. Local buses also run along Trinity Road with routes to Clapham Junction and Tooting Bec for access to the Underground network. There are an excellent selection of state and private schools nearby, including the ever popular Beatrix Potter primary, subject to entry and catchment each year.

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



**THREE BEDROOMS | RECEPTION  
ROOM | DINING  
ROOM | CONSERVATORY | 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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