



 **RAMPTON
BASELEY**

FOXBOURNE ROAD, SW17 / FREEHOLD

SW17 / FREEHOLD

MEASURING WELL IN EXCESS OF 2,500 SQ FT THIS SUPERB VICTORIAN HOUSE THAT HAS BEEN EXTENDED ON THE GROUND FLOOR INTO THE SIDE RETURN, AS WELL AS THE REAR OF THE ORIGINAL BUILDING. THE LOFT HAS ALSO BEEN CONVERTED ON THE SECOND FLOOR. THE PROPERTY IS PRESENTED IN EXCELLENT DECORATIVE ORDER WITH A TREMENDOUS SENSE OF LIGHT AND SPACE.

On the ground floor there are two reception rooms both benefiting from attractive fireplaces and built in joinery. The middle reception rooms is semi open plan to the spacious kitchen. The kitchen family room is designed with three distinct zones an informal sitting area, a dining space and the kitchen itself. There is masses of built in storage, an L shaped island and integrated appliances. Huge sliding glazed panels open from the kitchen to the garden that measure in excess of 33ft in length.

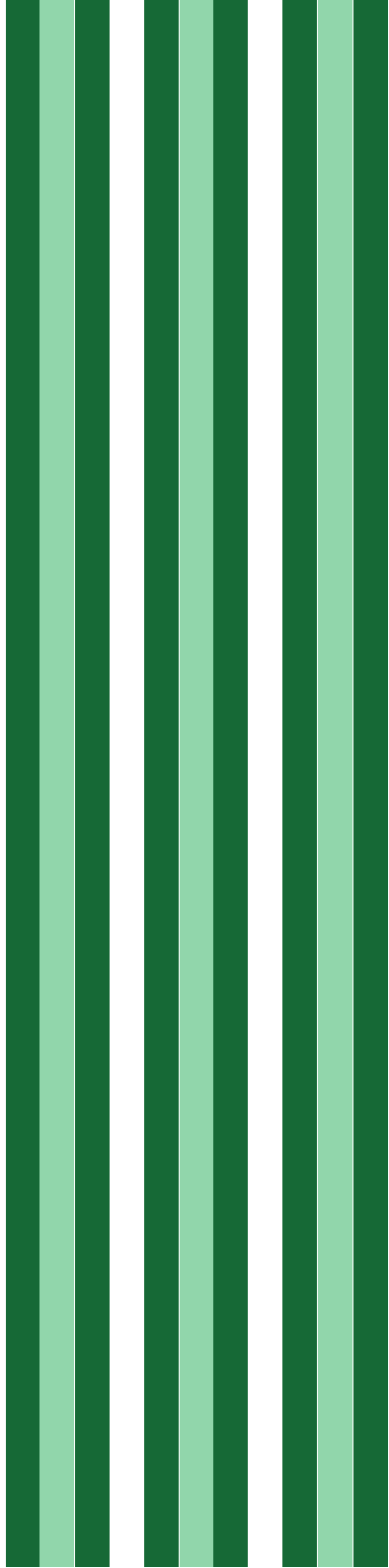




KITCHEN/ DINING ROOM | TWO
RECEPTION ROOMS | FIVE BEDROOMS |
THREE BATHROOMS |

TERRACED | GARDEN | CELLAR | EAVES
STORAGE |





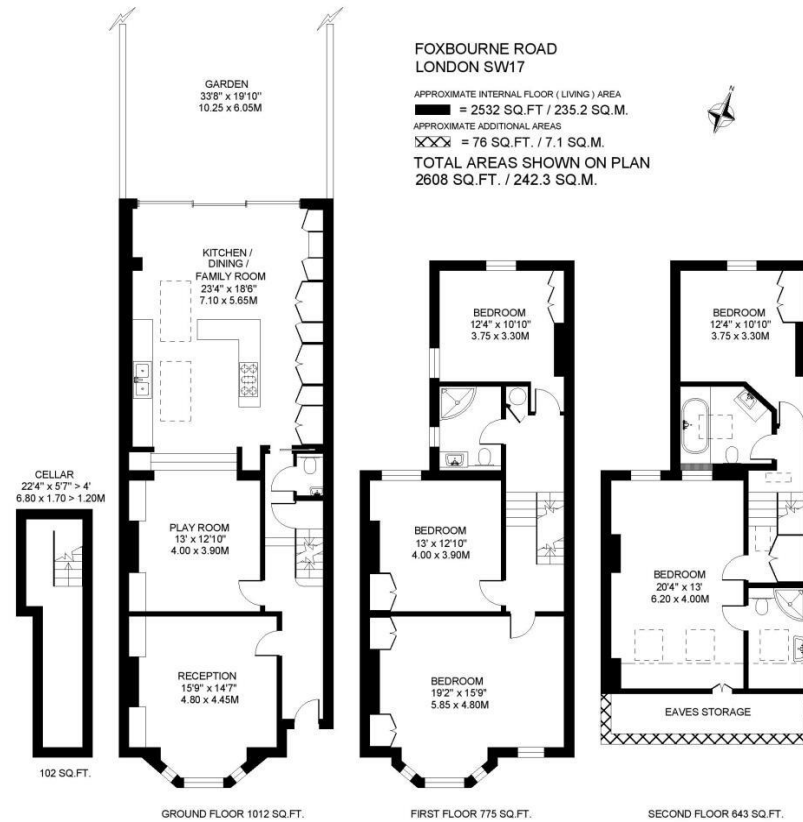
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There are five double bedrooms all with built in wardrobes (one with ensuite shower room), a family bathroom and a further shower-room arranged over the upper levels. A cellar provides good storage and potential for further development subject to the usual consents.

Foxbourne Road, runs north off Ritherden Road which is on the edge of the Heaver Estate. Transport can be found at Balham Underground Station and the open spaces of Tooting Bec Common as well as Wandsworth Common are within easy walking distance. The area is well known for its excellent selection of good state and private schools (subject to entrance and catchment each year).

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





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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
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.



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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