



 RAMPTON
BASELEY

MARIUS ROAD, SW17 / FREEHOLD

SW17 / FREEHOLD

A WELL PRESENTED FIVE BEDROOM FAMILY HOME WITH AN EXCEPTIONAL 48 FT SOUTH FACING GARDEN ON THIS ATTRACTIVE RESIDENTIAL STREET CLOSE TO THE AMENITIES OF BALHAM.

Offering almost 2,000 sq ft of accommodation and with a bright and airy feel throughout, the property retains a wealth of original features and features on the ground floor a formal reception room with high beamed ceilings, an ornate period fireplace with a decorative tiled insert, stripped and polished wooden floors and a deep bay window flooding the room with natural light. A second, less formal reception room leads through to a pretty conservatory and directly on to the garden. The kitchen is at the rear of the house and features a modern shaker style kitchen, with plenty of storage, timber work surfaces and a range cooker. Divided from the kitchen by a breakfast bar, the dining area is lit from above by a large roof light and has pretty views over and access to the rear garden via glazed French doors. A downstairs cloakroom completes the ground floor accommodation.

Five bedrooms are arranged over the upper two floors including four bedrooms on the first floor with a family bathroom and a generous principal bedroom at the top of the house with an en-suite bathroom and access to extensive eaves storage.

Of particular note is the stunning 48 ft south facing garden which has been beautifully landscaped by the current owners and is mainly laid to lawn bordered by flowerbeds overflowing with flowers, shrubs and plants. There is a brick patio accessed from both the kitchen and the conservatory together with a pond and shed against the back wall. There is also useful side access through to Marius Road.

Council Tax Band: G | EPC: D | Tenure: Freehold | Length of Lease:





MARIUS ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1984 SQ.FT / 184.3 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 = 319 SQ.FT / 29.6 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 2303 SQ.FT. / 213.9 SQ.M.



COPYRIGHT
FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk
 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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
 BELLEVUE ROAD SW17 | 020 3846 0999
 BALHAM HIGH ROAD SW17 | 020 8767 7079
 GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

