



 RAMPTON
BASELEY

HONEYBROOK ROAD, SW12 / FREEHOLD

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THIS FANTASTIC FIVE-BEDROOM FAMILY HOUSE, MEASURES JUST SHY OF 2,000 SQ FT AND IS ARRANGED OVER THREE FLOORS. THE PROPERTY IS SITUATED WITHIN THIS HIGHLY DESIRABLE RESIDENTIAL ROAD AND BOASTS A BEAUTIFULLY PRESENTED DOUBLE RECEPTION ROOM, UTILITY AND SOUTH FACING GARDEN.

On the right of the hallway is a double reception room featuring bespoke cabinetry and shelving flanking the chimney breast with an intricate ceiling medallion, cornicing and a fireplace. The open plan kitchen dining room can be found at the rear of the property and boasts five rooflights that allows natural light to flood the room. The kitchen itself is a Tom Howley kitchen which has been fitted with modern wall and base units with integrated appliances, a butler sink and quartz work surfaces. There is an abundance of space for a dining room table, which is perfect for everyday family living. Bi-fold doors leads directly out onto the fantastic, south facing garden, which is currently laid to easi-grass, with an area of decking. This property also features a useful utility and a downstairs WC.

The bright and airy principal bedroom can be found on the first floor, at the front of the house and benefits from bespoke fitted wardrobes. Two further double bedrooms also boasting bespoke fitted wardrobes, and a family bathroom with a rolltop bath completes the accommodation on this floor.

The second floor has two further bedrooms, there is also, another family bathroom with a walk-in shower. Ample storage can be found in the loft and eaves of the property.

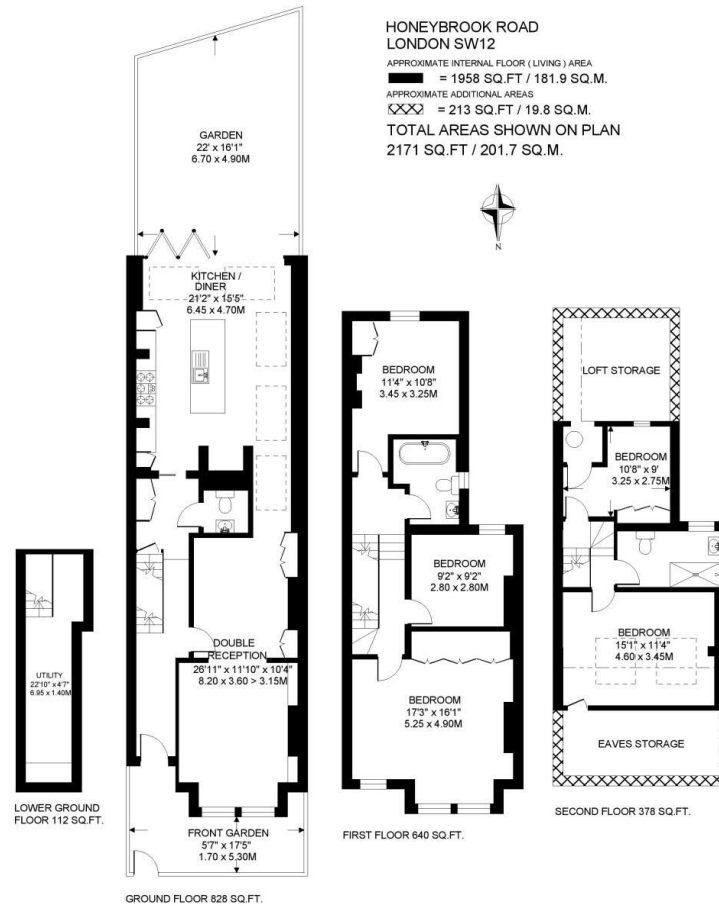
This superb property is located on Honeybrook Road, which is a quiet, residential road running off Cavendish Road. Balham and Clapham South are conveniently close by, where there is an array of amenities and bars as well as the superb transport links with the Northern Line and Balham Overground Station. The property is also within the catchment to a number of excellent state schools including Henry Cavendish School (subject to change each year) and private schools (subject to entrance).

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



**KITCHEN DINER AREA | DOUBLE
RECEPTION ROOM | FIVE
BEDROOMS | TWO BATHROOMS |
WC | UTILITY | STORAGE | GARDEN**





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 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the BS5: 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.



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