



DRAKEFIELD ROAD / SW17

A FABULOUS FIVE-BEDROOM FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT AND OFFERING GENEROUS LIVING AND ENTERTAINING SPACE.

Benefiting from many period features and extending to approximately 3,500 sq. ft. the property comprises on the ground floor an elegant reception room and to the rear, a fully extended kitchen/breakfast room offering ample space for dining and a family room which opens onto the outdoor dining terrace and lawned garden.

The flexible lower ground floor accommodation comprises a further family/reception room, home office and a utility room/kitchenette. On the first floor is a principal bedroom with fitted cupboards and ensuite bathroom, two further double bedrooms and a family bathroom. On the top floor are two spacious double bedrooms and a third bathroom.

Conveniently situated within the much sought-after Heaver Estate; the green open expanses of Tooting Common are close by as are the amenities of Balham High Road, and the area is renowned for its outstanding schools.

Transport is excellent with Tooting Bec underground station and Balham mainline and underground station close by.

Drakefield Road is an excellent location with transport links to both Tooting Bec and Balham Stations on the Northern Line and the mainline train runs from Balham into London Victoria. There are many shops, cafes and restaurants in Balham and Tooting and with some of the best local schools in London, this area is extremely popular for families. Tooting Common and Tooting Bec Lido are also within a short walk.



**5 DOUBLE BEDROOMS | 3
BATHROOMS | RECEPTION ROOM |
KITCHEN/FAMILY ROOM | OFFICE |
PLAYROOM | UTILITY ROOM | PART
FURNISHED/UNFURNISHED | GARDEN**





Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.

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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