



 RAMPTON
BASELEY

HEATHFIELD ROAD, SW18 / FREEHOLD

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THIS CHARMING FOUR-BEDROOM, SEMI-DETACHED EDWARDIAN HOUSE IS SET ON A SOUGHT-AFTER ROAD CLOSE TO WANDSWORTH COMMON. WITH APPROXIMATELY 1,521 SQ FT ARRANGED OVER THREE FLOORS, THE HOUSE FURTHER BENEFITS FROM OFF-STREET PARKING AND SIDE ACCESS INTO THE SOUTH-WEST-FACING GARDEN OF JUST UNDER 50 FT.

Set back from the road behind the driveway and mature plantings, the front door opens into an ante-hallway ideal for storing coats. The spacious main hallway leads through to the elegant reception room to the front of the house which benefits from the large bay window, high ceilings and a feature fireplace. The expansive kitchen family room is arranged to the back of the property and is ideal for both everyday living and entertaining. There is plenty of room for both a dining table and comfortable seating around a charming fireplace and alcove shelving, and the kitchen itself has an excellent range of contemporary wall and base units with integrated appliances, white quartz worksurfaces and a large island. Twin French doors to the back flood the room with light and open onto the wonderful south-west-facing garden which has a great sense of privacy. Laid with patio and surrounded by trees and mature shrubs, it is the ideal spot for al fresco eating and entertaining during the warmer months. A downstairs wc completes the accommodation on the ground floor.

Four bedrooms are arranged over the upper two floors including a bright and spacious principal bedroom to the back of the house on the first floor, with a range of built-in wardrobes and French doors which open onto a flat roof. The bedroom to the front benefits from the bay window and a feature fireplace. A family bathroom is also on this level and two further bedrooms with high ceilings are on the top floor, along with a shower and substantial eaves storage.

Heathfield Road is an attractive residential street close to the wide-open green spaces of Wandsworth Common. It is ideally placed for access to the local amenities of both Wandsworth and Earlsfield, including the shops and restaurants on Bellevue Road, Northcote Road and at the Southside Centre. Transport links can be found at Wandsworth Town and Earlsfield, both of which allow quick and easy access to central London via Waterloo. Clapham Junction is approximately a 15-minute walk away, with connections to London Victoria and beyond. There is an excellent choice of state and independent schools nearby, subject to catchment and places each year.

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



**RECEPTION ROOM | KITCHEN
FAMILY ROOM | FOUR BEDROOMS |
FAMILY BATHROOM | SHOWER |
50 FT SOUTH-WEST-FACING GARDEN
| OFF-STREET PARKING | SIDE
ACCESS | EAVES STORAGE**

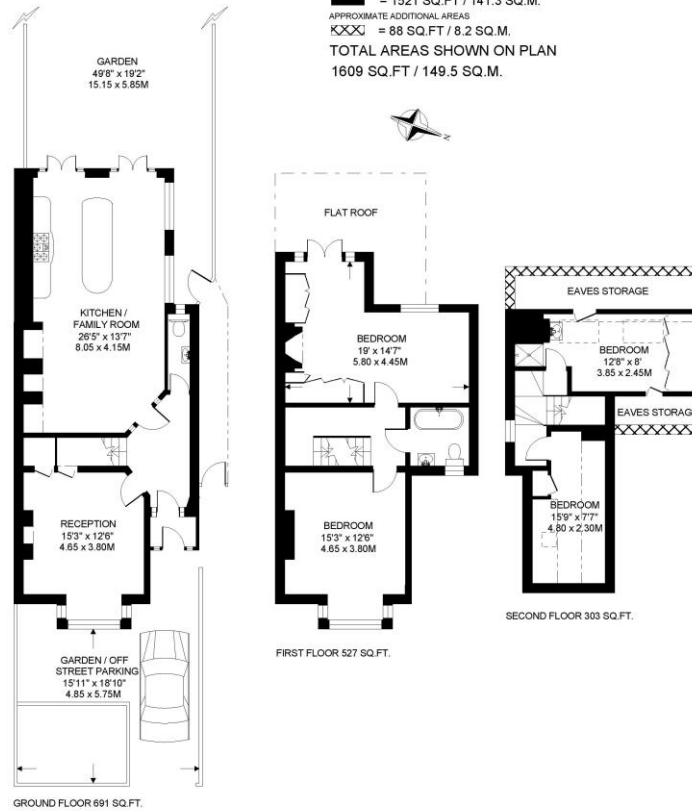


HEATHFIELD ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1521 SQ.FT / 141.3 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 KXXX = 88 SQ.FT / 8.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 1609 SQ.FT / 149.5 SQ.M.



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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.



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