



 RAMPTON
BASELEY

EARLSFIELD ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

A HANDSOME AND IMPOSING SIX BEDROOM VICTORIAN FAMILY HOME WITH A DEEP 60 FT SOUTHEAST FACING GARDEN AND OFF-STREET PARKING FOR TWO CARS.

A handsome and imposing six-bedroom Victorian family home with a deep 60 ft southeast facing garden and off-street parking for two cars.

Offering over 2,700 sq ft of well-presented accommodation arranged over three floors, the property has been extensively renovated and extended by the current owners over several years and features an elegant formal reception at the front of the house on the ground floor with high ceilings, double glazed sash windows and a range of built-in bespoke alcove storage.

The heart of the home is the vast 38 ft kitchen/dining and family space at the rear of the house; cleverly divided in to three distinct zones, there is a modern kitchen with a range cooker, quartz work surfaces and plenty of storage tucked away at one end. This opens on to a neat dining area with banquette seating, the ideal space to sit, eat and entertain and on to a second, less formal reception space with a contemporary style glass fronted gas fire and an extensive range of fitted bookshelves. French doors lead to the garden. Access to a utility room in the cellar and guest WC completes the ground floor accommodation.

There are six bedrooms arranged over the upper two floors, including a bright, airy and particularly spacious principal bedroom on the first floor, with an en-suite shower room. There are two further double bedrooms and a family bathroom on this floor together with a useful study.

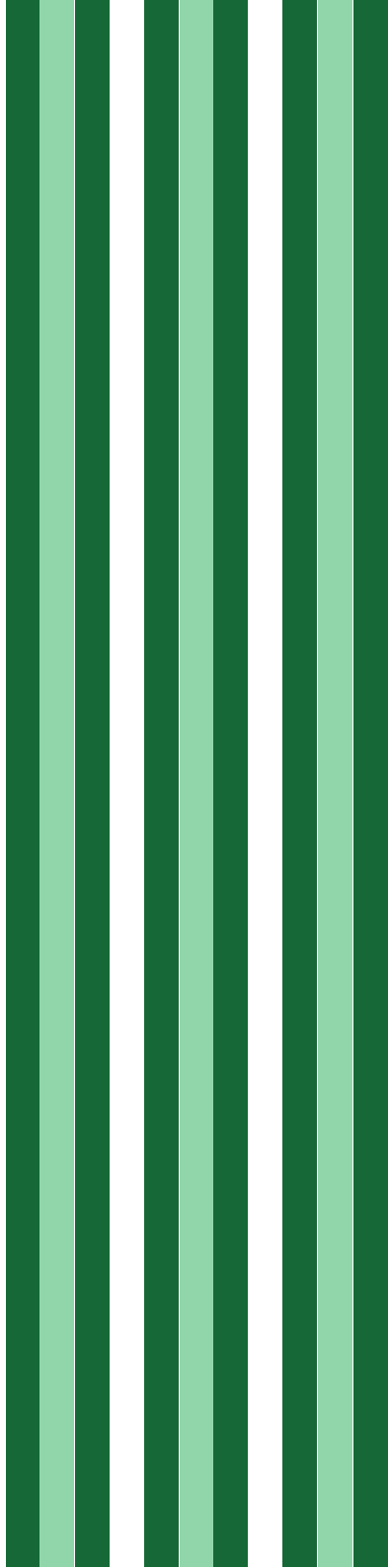




SIX DOUBLE BEDROOMS | THREE
RECEPTION ROOMS | FOUR
BATHROOMS

GARDEN | OFF STREET PARKING |
FURNISHED





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Three further bedrooms can be found on the top floor including a charming guest suite with an en-suite bathroom and walk-in dressing room together with a further full bathroom. There is also access to extensive eaves storage.

Of particular note is the superb 60 ft rear garden, mainly laid to Easi-grass lawn, with a pretty brick patio and borders filled with a variety of mature plants, shrubs and flowers. There is also off-street parking for two cars to the front of the property.

Situated on the ever-popular Earlsfield Road, this delightful house is excellently placed for the green, open spaces of Wandsworth Common as well the amenities of the vibrant Garratt Lane and the nearby Bellevue Road. Earlsfield station is just a short walk away and connects this lovely corner of south-west London with Central London in just 15 minutes. A number of popular schools are also within easy reach, subject to catchment each year.

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





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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