



 RAMPTON  
BASELEY

TEMPERLEY ROAD, SW12 / FREEHOLD

## SW12 / FREEHOLD

**THIS STUNNING FIVE-BEDROOM FAMILY HOUSE IS PRESENTED IN EXCELLENT DECORATIVE ORDER HAVING BEEN FULLY REFURBISHED BY THE CURRENT OWNERS. THE PROPERTY OFFERS APPROXIMATELY 2,011 SQ FT OF LIGHT-FILLED LIVING SPACE ARRANGED OVER THREE FLOORS AND IS SET ON QUIET AND SOUGHT-AFTER RESIDENTIAL ROAD IN THE HEART OF THE NIGHTINGALE TRIANGLE.**

The elegant reception room to the front benefits from beautiful parquet wood flooring which runs throughout the ground floor, a wood burner, alcove shelving and cabinetry and the bay window which floods the room with light. The spacious open-plan kitchen family room is arranged to the rear of the house and is an expansive and striking space which has been designed with modern day living and entertaining mind. The kitchen itself has been fitted with an excellent range of wall and base units, integrated appliances, white marble splashback and worksurfaces and a large island breakfast bar. There is plenty of room for both a dining table and comfortable seating, and floor-to-ceiling sliding doors open onto the landscaped garden.

The lower level of the garden is a terrace, ideal for al fresco eating and entertaining during the warmer months, and steps lead up to the area laid with easi-grass which includes a wooden climbing wall and in-built trampoline. Surrounded by mature plantings and not overlooked, the garden has a great sense of privacy. A utility room with wc completes the accommodation on the ground floor.

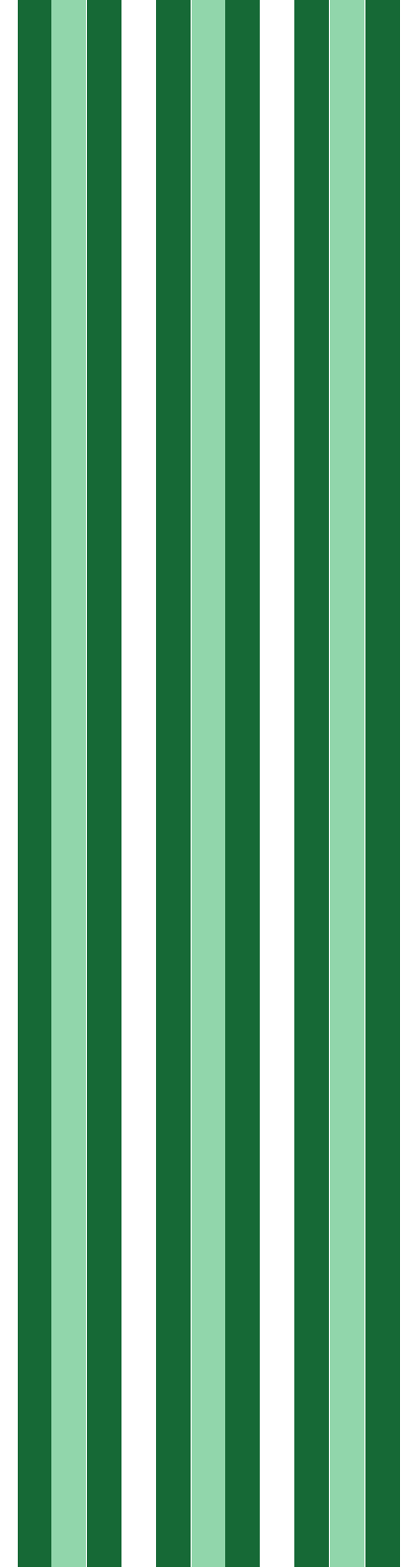




RECEPTION ROOM | KITCHEN FAMILY  
ROOM | FIVE BEDROOMS | EN SUITE  
SHOWER ROOM |

SHOWER ROOM | FAMILY BATHROOM |  
45 FT GARDEN | UTILITY ROOM  
NIGHTINGALE TRIANGLE





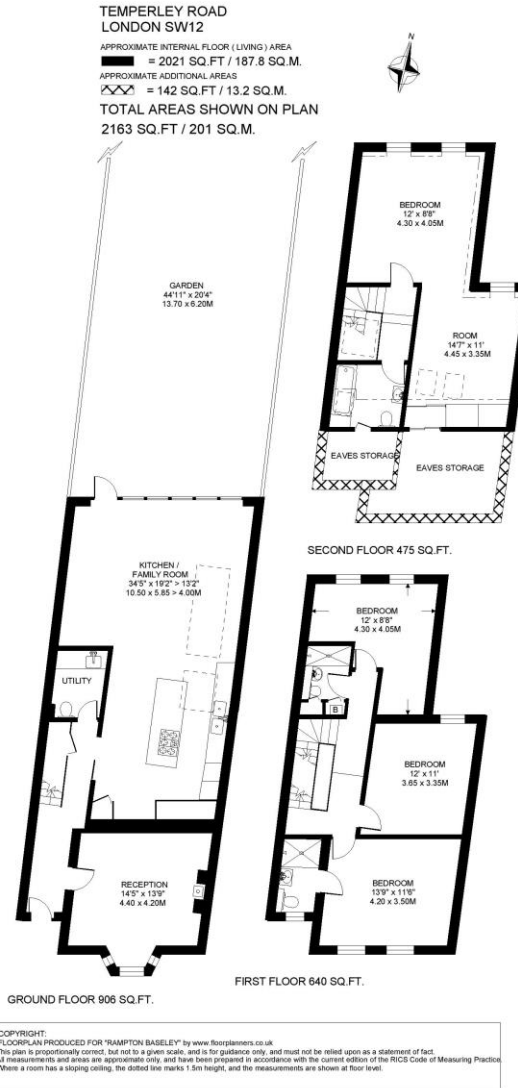
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Five bedrooms are arranged over the first and second floors. The bright bedroom to the front benefits from two sash windows and an en suite shower room, and the two additional bedrooms on this floor share another shower room. Both boast large windows overlooking the garden. The bedrooms on the top floor also have picture windows which allow in a great deal of natural light along with the roof lights. The layout of these two bedrooms offers great flexibility as one area could be used as a study space or playroom. A family bathroom is also to be found on this floor along with built-in wardrobes and good storage in the substantial eaves.

Temperley Road runs between Endlesham Road and Bellamy Street in the popular residential area known as the Nightingale Triangle. Transport can be found at Clapham South or Balham Underground, and Wandsworth Common and Balham Overground stations are also with easy walking distance. The amenities of Northcote Road, Bellevue Road and Balham High Road are all close by, as are the wide-open spaces of Wandsworth Common and Clapham Common. There are a number of popular state and private schools nearby, subject to catchment and places each year.

Council tax band: F | 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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## 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](http://www.ramptonbaseley.com)

