



**RAMPTON
BASELEY**

LANGROYD ROAD, SW17 / FREEHOLD

SW17 / FREEHOLD

THIS SUPERB FAMILY HOME MEASURES APPROXIMATELY 1,251 SQ FT AND IS BEAUTIFULLY PRESENTED THROUGHOUT, BOASTING A LOVELY FEELING OF LIGHT AND SPACE, AS WELL AS AN ATTRACTIVE GARDEN AND OFF-STREET PARKING WITH SIDE ACCESS.

The ground floor consists of a stunning open-plan kitchen reception room which has a bright & airy feel throughout. As you come in the front door, there is a cloak area, which leads into the kitchen. The kitchen itself benefits from plenty of modern wall and base units, marble work surfaces and a butler sink. The seating/ dining area is located towards the back of the space and is perfect for everyday family living. At the back of the room, bi-fold doors lead out onto a spacious garden. A huge benefit to this property is that it also has side access.

Two double bedrooms can be found on the first floor, with the principal bedroom showcasing bespoke wardrobes and an en suite. A family bathroom with a bath completes this level. A further two double bedrooms are arranged over the second floor, and one benefits from an en suite bathroom and a built-in wardrobe. Additional storage can be found in the eaves of the property.

This fantastic property is situated on Langroyd Road, with the local amenities of Tooting Bec a short walk away, as well as the open spaces of Tooting Bec Common. Transport links into the city are available at both Tooting Bec Underground station and Balham Overground stations. The property is also within the catchment of several excellent state schools (subject to change each year) and private schools (subject to entrance).

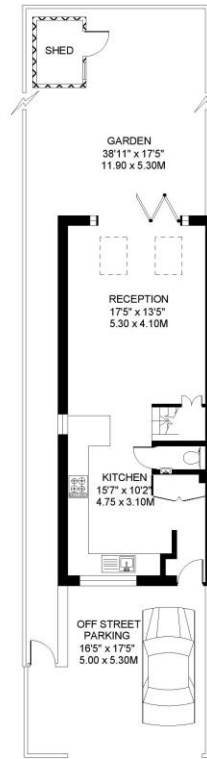
Council Tax Band: E | EPC: C | Tenure: Freehold



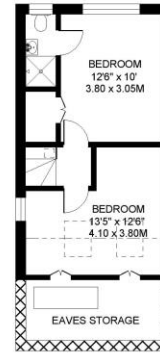
**KITCHEN | RECEPTION ROOM |
FOUR BEDROOMS | THREE
BATHROOMS | WC | GARDEN | OFF
STREET PARKING | SIDE ACCESS |
EAVES STORAGE**



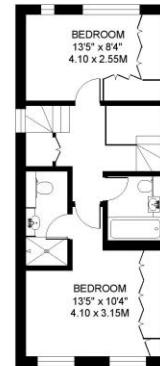
LANGROYD ROAD
LONDON SW17
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 1251 SQ.FT / 116.2 SQ.M.
APPROXIMATE ADDITIONAL AREAS
KXXX = 108 SQ.FT / 10 SQ.M.
TOTAL AREAS SHOWN ON PLAN
1359 SQ.FT / 126.2 SQ.M.



GROUND FLOOR 461 SQ.FT.



SECOND FLOOR 342 SQ.FT.



FIRST FLOOR 448 SQ.FT.

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THIS PLAN IS PROVISIONAL ONLY. NOT FOR CONSTRUCTION, AND NOT TO 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 NECESSARY A SLIGHT OFFSET HAS BEEN MADE TO MATCH THE MEASUREMENTS SHOWN ON THE PLAN.

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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