



 **RAMPTON  
BASELEY**

ABBOTSWOOD ROAD, SW16 / FREEHOLD

## SW16 / FREEHOLD

**THIS SUPERB FOUR-BEDROOM SEMI-DETACHED FAMILY HOME IS BEAUTIFULLY PRESENTED THROUGHOUT WITH GREAT PROPORTIONS IN ALL THE PRINCIPAL ROOMS AND A LOVELY FEELING OF LIGHT AND SPACE. ARRANGED OVER THREE FLOORS, THE HOUSE MEASURES APPROXIMATELY 1,930 SQ FT AND BENEFITS FROM A PRIVATE 25 FT GARDEN AS WELL AS OFF-STREET PARKING.**

The property opens into an entrance hall with a modern kitchen dining room leading off to the right. The kitchen itself features plenty of wall and base units, as well as integrated appliances, a breakfast bar and space for a dining table, making it perfect for everyday living and entertaining. Toward the rear of the property there is a bright and spacious reception room which boasts a feature fireplace, with bespoke in-built cabinetry flanking the chimney breast. This level is complemented by a beautiful conservatory room, boasting a glass roof and expansive windows that welcome ample natural light and sunshine. The conservatory opens to a lovely 25 ft private garden with side access. A utility room and an additional storage area complete the ground floor.

Two spacious double bedrooms and a bathroom are arranged over the first floor with both bedrooms benefitting from built-in wardrobes. Situated on the second floor are two extra bedrooms, accompanied by a family bathroom. Both bedrooms feature spacious windows that flood the room with natural light. Ample additional storage space is available in the eaves.

Abbotswood Road is situated within easy reach of the local shops, bars and restaurants of Streatham Hill and Balham High Road. The nearest train station is Streatham Hill (National Rail) which provides regular service into London Victoria and London Bridge whilst Balham (Northern Line) is the closest underground station. There is also an excellent collection of schools in the area with both Henry Cavendish Primary School and Streatham and Clapham High School nearby.

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

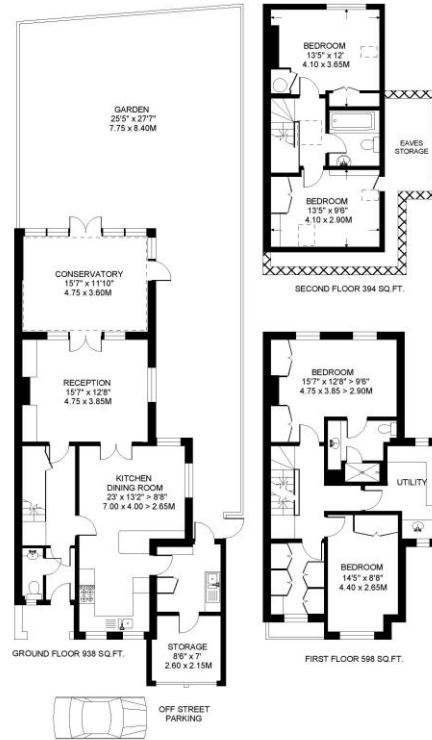


**FOUR-BEDROOM | RECEPTION ROOM | KITCHEN/DINING ROOM | CONSERVATORY | UTILITY ROOM | STORAGE SPACE | OFF-STREET PARKING | 25 FT PRIVATE GARDEN**



ABBOTSWOOD ROAD  
STREATHAM  
LONDON SW16

APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■■■■ = 1930 SQ.FT. / 179.3 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 XXXX = 110 SQ.FT. / 10.2 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 2040 SQ.FT. / 189.5 SQ.M.



COPYRIGHT:  
 FLOOR PLAN PRODUCED FOR "RAMPTON BASELEY" by www.Ramptonbaseley.co.uk  
 This plan is a professional drawing and not to be used for any other purpose. It is for guidance only and must not be relied upon as a statement of fact.  
 All measurements are given in 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.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

**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)

