



 **RAMPTON  
BASELEY**

CATHLES ROAD, SW12 / FREEHOLD

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**THIS EXCELLENT FIVE DOUBLE-BEDROOM FAMILY HOUSE, WHICH MEASURES APPROXIMATELY 1,709 SQ FT IS ARRANGED OVER THREE FLOORS AND SITUATED WITHIN THIS HIGHLY DESIRABLE RESIDENTIAL ROAD. THE PROPERTY BOASTS A KITCHEN FAMILY ROOM AND GARDEN.**

The entrance hall opens to two reception rooms on the left. With one reception room having access onto a lightwell. The light and sunny open-plan kitchen family room can be found at the rear of the property. The kitchen itself is fitted with modern wall and base units with integrated appliances, there is also ample space for a dining room table making the space perfect for entertaining and modern-day family living. Bi-fold doors lead directly out onto the fantastic, north facing garden, which is currently laid to patio with mature borders and great for al fresco entertaining. This property also features a useful downstairs WC.

Arranged over the first floor are three double bedrooms and a family bathroom with a bath. The bright and airy principal bedroom can be found on the second floor, at the front of the house, and benefits from an en suite fitted with a stand-in shower and roof lights. Another double bedroom can also be found on this floor that also benefits from an en suite. Ample storage space is also found in the eaves of the property.

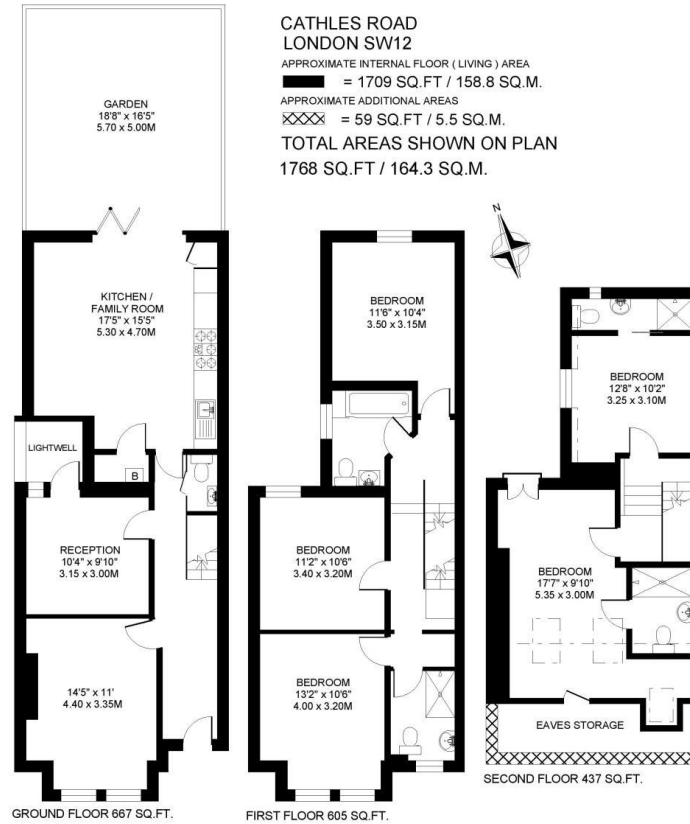
This superb property is located on Cathles Road, which is a quiet, residential road running between Balham High Road and Cavendish Road. Balham and Clapham South are conveniently close by, where there is an array of amenities and bars. As well as the superb transport links with the Northern Line and Overground Station providing quick and easy access into the City and West End.

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



**KITCHEN FAMILY ROOM | TWO  
RECEPTION ROOMS | FIVE  
BEDROOMS | FOUR BATHROOMS |  
GARDEN | LIGHTWELL | EAVES  
STORAGE**





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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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