



 **RAMPTON
BASELEY**

CROWBOROUGH ROAD, SW17 / FREEHOLD

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SITUATED ON A PRETTY TREE-LINED STREET, THIS IMMACULATE FOUR-BEDROOM PROPERTY MEASURING APPROXIMATELY 1,420 SQ FT IS ARRANGED OVER THREE FLOORS. OFFERING GREAT PROPORTIONS AND A SENSE OF LIGHT AND SPACE THROUGHOUT.

Upon entry, a wonderfully bright and airy kitchen reception room can be found, boasting large bay windows, a fireplace with bespoke cabinetry flanking the chimney breast, and Oak flooring which flows throughout the ground floor. To the rear of the room is a sizeable kitchen, presenting plenty of modern wall and base units, stone worktops, and integrated appliances. The open plan living space benefits from Bi-Fold doors leading out onto wooden decking and easi-grass.

On the first floor, two good-sized double bedrooms can be found, one featuring a gorgeous bay window. A further bedroom and family bathroom with a bath complete this level.

On the second floor, a large double bedroom can be found with the advantage of a Juliet balcony which overlooks the garden, an ensuite with a shower cubicle and roof lights. Further storage can be found on the Eaves of the property.

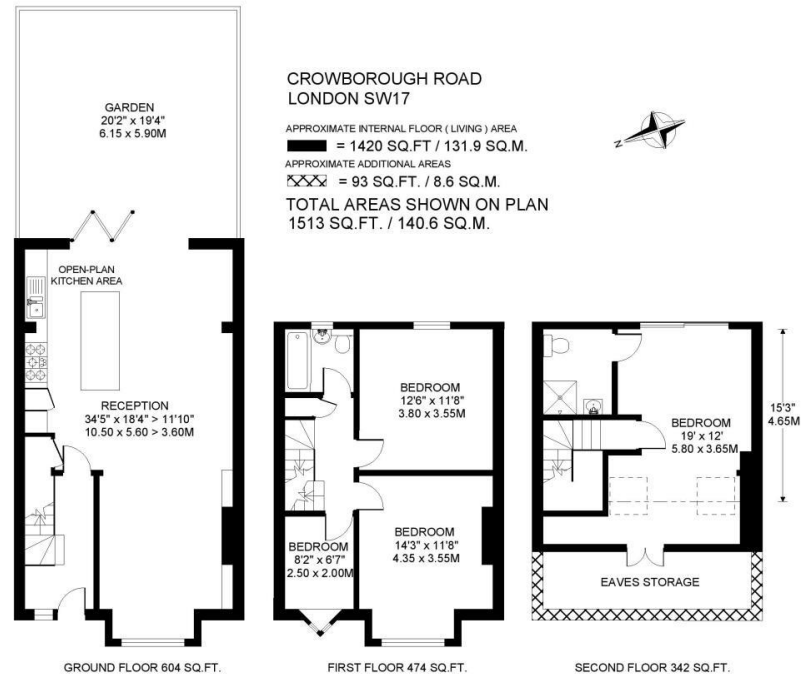
Crowborough Road is an attractive residential road situated in the popular Furzedown area. Excellent transport links can be found nearby at Tooting Overground Station and Tooting Bec Underground Station. The green open spaces of Tooting Common are close by, as are the amenities of Balham High Road. There are also a number of good state and private schools nearby (subject to catchment and entrance each year).

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



**OPEN PLAN KITCHEN/ RECEPTION
ROOM | FOUR BEDROOMS | TWO
BATHROOMS | GARDEN | 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.



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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