



 RAMPTON  
BASELEY

BRAMFIELD ROAD / SW11



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**A WELL PRESENTED AND NEUTRALLY DECORATED 4 BEDROOM FAMILY HOME EXTENDING TO OVER 2,200 SQUARE FEET OFFERING EXCELLENT LIVING SPACE AND BENEFITING FROM A SOUTH FACING GARDEN.**

A well-presented and neutrally decorated 4 bedroom family home extending to over 2,200 square feet offering excellent living space and benefiting from a south facing garden.

The property comprises on the ground floor a smart fitted kitchen which opens onto the dining area, to the rear of the property is a bright and spacious reception room with bi-fold doors opening onto the tenant friendly garden which is paved and benefits from mature shrubs for easy maintenance.

The basement has been fully extended to provide a useful family/play room with excellent storage and a separate utility room.

On the upper floors the property comprises a principal bedroom with dressing area and a smart en suite bathroom with bath and shower; guest bedroom and bathroom, two further double bedrooms and a shower room.

Bramfield Road is conveniently located just off the popular Northcote Road moments from the shops, bars and restaurants and within easy walking distance to the green, open spaces of Wandsworth and Clapham Common.

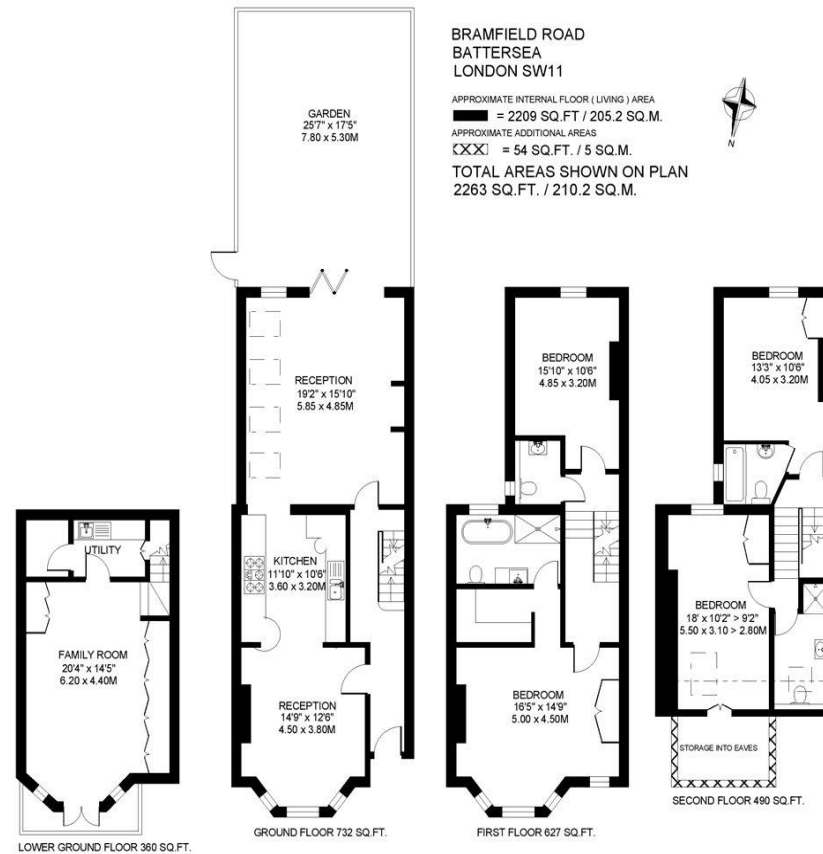
Honeywell school is within a short 5-minute walk (subject to catchment).



**4 BEDROOMS | KITCHEN |  
RECEPTION ROOM | GARDEN |  
FAMILY ROOM | UTILITY ROOM |  
EN SUITE BATHROOM | SHOWER  
ROOM**







DISCLAIMER:  
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 This plan is provided for general information only and is for guidance only. 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 dashed 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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