



 RAMPTON
BASELEY

MANDRAKE ROAD, SW17 / FREEHOLD

SW17 / FREEHOLD

THIS GORGEOUS FAMILY HOME IS SITUATED ON A PRETTY TREE LINED STREET, MEASURING APPROXIMATELY 1,609 SQ FT. THE HOUSE IS BEAUTIFULLY PRESENTED THROUGHOUT AND BOASTS A LOVELY FEELING OF LIGHT AND SPACE AS WELL AS GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS.

As you enter the property, a wonderfully bright reception room can be found to your right, boasting a beautiful period fireplace, wooden floors and a large bay window, allowing in plenty of natural light. Double doors lead to the rear of the property, where there is a large kitchen dining room. The kitchen itself benefits from plenty of wall and base units, modern integrated appliances, as well as a breakfast bar and room for a dining table, it is the perfect space for everyday family living and entertaining. Bi-fold doors lead onto the southwest facing garden, which features flower beds and easi-grass. A utility and W/C complete this level.

On the first floor, two double bedrooms can be found, both of which feature bespoke wardrobes and period fireplaces with the front bedroom benefitting from a large bay window. A family bathroom can also be found on this floor. There is also another bedroom, which could be used as a home office. Following the stairs up to the second floor, are two light and bright bedrooms. This level also benefits from having its own bathroom and there is ample storage found in the eaves of the property.

This fantastic property is situated on Mandrake Road with the amenities of Tooting Bec and Balham only a short walk away, as well as the open green spaces of Tooting Bec Common. Transport links into the city are available at both Tooting Bec Underground station and Balham Overground. There is an excellent selection of state and private schools in the area (subject to catchment and entrance each year).

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

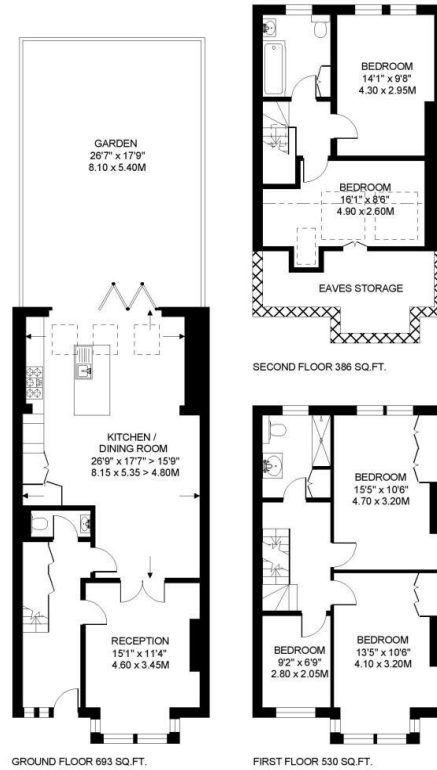


**KITCHEN DINING ROOM |
RECEPTION ROOM | FIVE
BEDROOMS | TWO BATHROOMS |
WC | GARDEN | EAVES STORAGE**



MANDRAKE ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 1609 SQ.FT / 149.5 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
XXX = 106 SQ.FT / 9.8 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1715 SQ.FT / 159.3 SQ.M.



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 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
 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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