



 RAMPTON
BASELEY

THORNTON ROAD, SW12 / FREEHOLD

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THIS FANTASTIC FIVE-BEDROOM, SEMI-DETACHED PROPERTY IS ARRANGED OVER THREE FLOORS AND APPROXIMATELY 2,688 SQ FT. THE PROPERTY BOASTS STATE OF THE ART TECHNOLOGY, WITH UNDERFLOOR HEATING FOR THE WHOLE HOUSE AND TOP OF THE RANGE DAIKIN AIR CONDITIONING. THERE IS ALSO A PRIVATE DRIVE WITH ROOM FOR THREE TO FOUR CARS, AN IMMACULATE SOUTH-WEST FACING GARDEN AND AUDIO/SPEAKERS IN THE CEILING.

The property opens from the secure gated driveway into a hallway. With a reception room leading off from the left and the garage to the right. The reception room is currently used as a cinema room with full AV systems including 5.1 audio surround system and Control4 Home Automation. At the rear of the property is the spacious and bright, open plan kitchen family room, which features four skylights. The kitchen itself was designed by Hacker and features Silestone Carborno Worktops, an integrated fridge, Siemens IQ700 appliances including two ovens, a separate steam oven, a warming draw, integrated microwave, and coffee machine. There is ample space for a seating and dining area, making this space perfect for everyday family living. Double bi-fold doors lead onto the immaculate south-west facing garden, which features artificial grass and an area of patio. There is a further Outhouse which is currently used as an office/gym found at the bottom of the garden, which boasts air conditioning. A downstairs shower room and a further spice kitchen featuring a Tandoor, completes the ground floor accommodation.

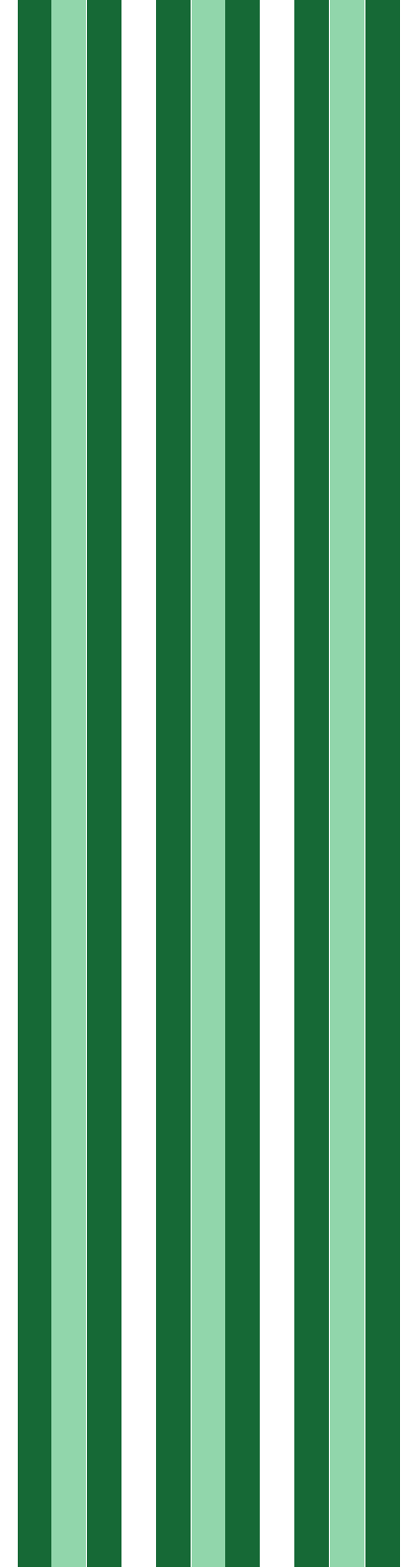
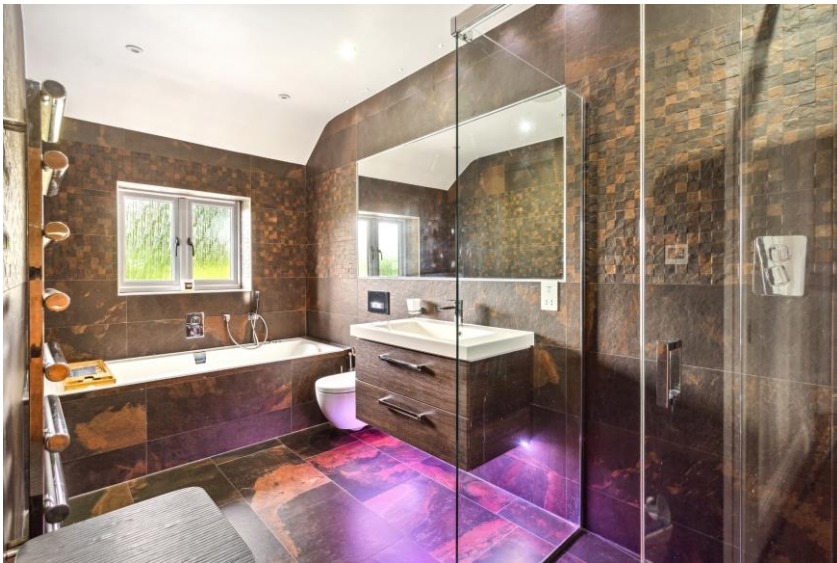




KITCHEN FAMILY ROOM | CINEMA
ROOM | FIVE BEDROOMS | FOUR
BATHROOMS | outhouse | GARDEN

CCTV | STEEL SECURITY DOOR
| ELECTRIC VEHICLE GATE |
UNDERFLOOR HEATING | AIR
CONDITIONING |





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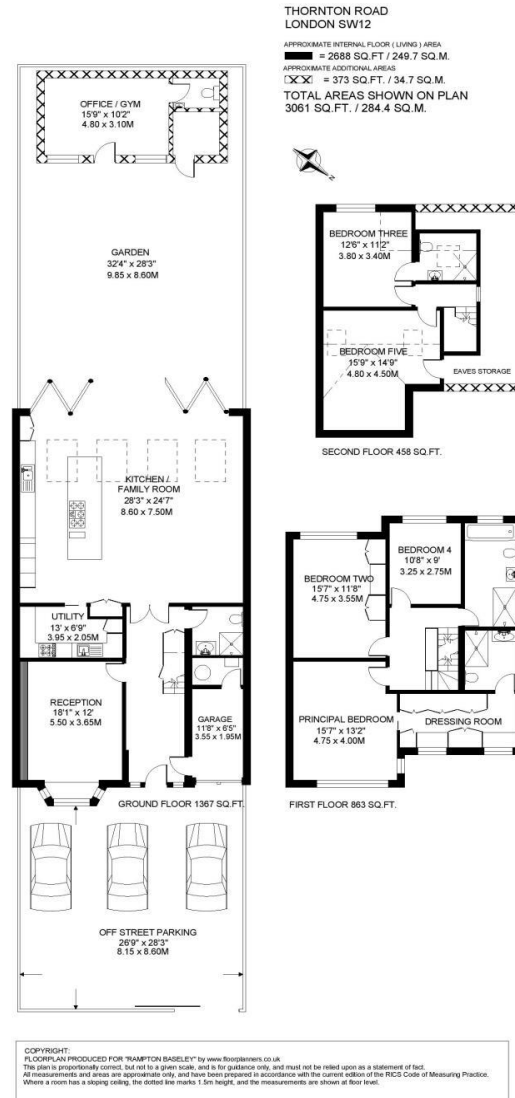
A walnut wooden staircase with glass balustrade leads to the first floor which features the principal suite, which comprises a double bedroom, an en-suite and a dressing room. A further two bedrooms with one benefitting from bespoke fitted wardrobes and a contemporary family bathroom with Vileroy and Boch jacuzzi bath, can be found. On the second floor, two more bedrooms are located, one featuring an en-suite with a shower. There is further ample storage found on the eaves of the property.

The property further boasts fibre internet, with full access from the garden. Also, installed is an electric sliding vehicle gate and pedestrian locking gate, with CCTV and alarm system. The front door is a steel security door and there is a BPT access control system.

This superb property is located on Thornton Road, Balham and Streatham are conveniently close by, where there are an array of amenities and bars as well as brilliant transport links with the Northern Line and Balham and Streatham Overground Stations providing quick and easy access into the City and West End. Grafton Tennis and Squash club is also in fantastic proximity being only 10 doors down. The property is also within the catchment to a number of excellent state schools including Henry Cavendish School and Telferscot (subject to change each year) and private schools (subject to entrance).

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





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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