



 **RAMPTON** Henderson Road | SW18
BASELEY Freehold



Description

This beautifully presented semi-detached family house has been completely refurbished and extended by the current owners. Offering in excess of 3800 sqft, the accommodation is arranged over four levels and there is a tremendous sense of light and space throughout. In addition, this immaculate home offers an incredible amount of living space— perfect for entertaining as well as every day family living.

On the ground floor there is a beautiful formal reception room, which boasts wide bay windows, attractive ceiling mouldings, oak wooden flooring and built in joinery. There is also a good size playroom/ study that is accessible from both the kitchen and from the hallway. To the rear of the property there is an immaculately designed kitchen/ family room that measures approximately 24 feet by 21 feet. The kitchen benefits from granite work surfaces, a range of high quality integrated appliances, built-in ceiling speakers, electronic blinds and stunning skylights, making it an incredibly light and airy room. Concertina doors extend fully to reveal a fabulous landscaped south facing garden. There is also a downstairs cloakroom on the same level.

The master bedroom can be found to the front of the property on the first floor, where there is a bank of fitted wardrobes and a luxurious en-suite bathroom. The bathroom has been cleverly designed on two levels with a sunken bath on the higher level and a separate shower cubicle, WC and basin on the lower level. Four further double bedrooms (all equally well proportioned) and two family bathrooms are arranged on the upper floors.

The lower ground floor features an impressive purpose built cinema room/ playroom complete with a projector and screen and high quality AV system. There is also a separate utility room, a bespoke wine cellar which is controlled for both temperature and humidity, an additional bedroom (sixth) and another shower room all on the lower ground floor, making it a perfect separate living space if required.

The house has also been extended to the back, allowing for a convenient second access point from the street into the side entrance hall.



- Six double bedrooms
- Four bathrooms (one en-suite)
- Kitchen/ family room
- Reception room
- Playroom/ Study
- Cinema room/ Second playroom
- Utility
- Wine cellar (temperature and humidity controlled)
- Downstairs cloakroom
- South facing garden
- Underfloor heating (kitchen, basement and en-suite bathroom)
- Megaflo water heater
- Integrated AV system

Henderson Road is regarded as a highly sought after street in an area known locally as the Toast Rack and is a short walk away from all the amenities of Bellevue Road and Northcote Road. The open spaces of Wandsworth Common are within easy walking distance and there are a number of good state and private schools nearby, subject to catchment each year.





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