



 RAMPTON
BASELEY

Trinity Road | SW17
Freehold



Description

A fantastic opportunity to acquire this six-bedroom family house with a substantial garden measuring approximately 80 ft. The property is superbly presented and has a tremendous sense of light and space throughout, with off street parking for several cars and a self-contained coach house.

On the ground floor, the entrance hall opens into a double reception room that boasts wooden parquet flooring, a feature fireplace and sliding glass doors overlooking the garden. The kitchen is beautifully finished with plenty of wall and base units, integrated appliances, a central island and black granite work-surfaces. There is plenty of space for entertaining as well as everyday family living and sliding glass panels open out onto wooden decking and into the impressive landscaped garden.

The master bedroom can be found on the top floor and benefits from a fully fitted dressing room and luxurious master bathroom with dual sinks and underfloor heating. Two large double bedrooms with built in wardrobes are located on the first-floor along with a modern family bathroom.

The lower ground floor contains a well-lit playroom, utility room and cloakroom. In addition, there is a wine store and a study, which could be used as an additional bedroom.

The self-contained coach house features a fully functional kitchen and an open plan living/ dining room with sliding glass doors at the rear. A spiral staircase leads up to the first floor where a bathroom and two double bedrooms can be found.



- Six bedrooms
- Three bathrooms
- Kitchen/ dining room
- Double reception room
- Self-contained coach house
- Off street parking
- Landscaped garden

This immaculate property sits back from Trinity Road and is accessed via a secure gated entrance. The amenities of Bellevue Road are within easy walking distance and the open spaces of Wandsworth Common are also just minutes away. Finton House School is situated close by, as well as a number of good state and private schools, subject to catchment and entry each year. Transport can be found at either Wandsworth Common overground or Tooting Bec station, both an approximate ten-minute walk away.





30 Bellevue Road, London, SW17 7EF
T 020 3846 0999
E wandsworthsales@ramptonbaseley.com
www.ramptonbaseley.com

**TRINITY ROAD
BALHAM
LONDON SW17**

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
■ = 3976 SQ.FT. / 369.3 SQ.M.
APPROXIMATE ADDITIONAL AREAS
⊠ = 395 SQ.FT. / 36.7 SQ.M.
TOTAL AREAS SHOWN ON PLAN
4371 SQ.FT. / 406.1 SQ.M.



DISCLAIMER:
PLANS AND DIMENSIONS FOR INFORMATION ONLY. See www.ramptonbaseley.com
This plan is approximately correct. It is not to be a guide to the actual size of the property, and it is not to be used as a statement of fact.
All measurements and areas are approximate only, and there may be variations in accordance with the current status of the land shown on the plan.
Where a number is given in brackets, the figure in brackets is the area of the room, and the measurement is given in feet and inches.

All statements contained in these particulars as to this property are made without responsibility on the part of Rampton Baseley Estate Agents

