

# TRINITY ROAD

WANDSWORTH • SW17



 Knight  
Frank







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***An impressive and beautifully presented family house with off street parking for several cars. There is also a separate 2 bedroom coach house. The property benefits from an in and out carriage drive and useful side access to the rear. The coach house has a private entrance and can be accessed via an internal door.***

4 double bedrooms • Study/bedroom 4

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2 bathrooms (1 en suite)

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3 reception rooms • Kitchen/dining room

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Downstairs cloakroom • Dressing room

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Utility room • Garden

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## **Coach House**

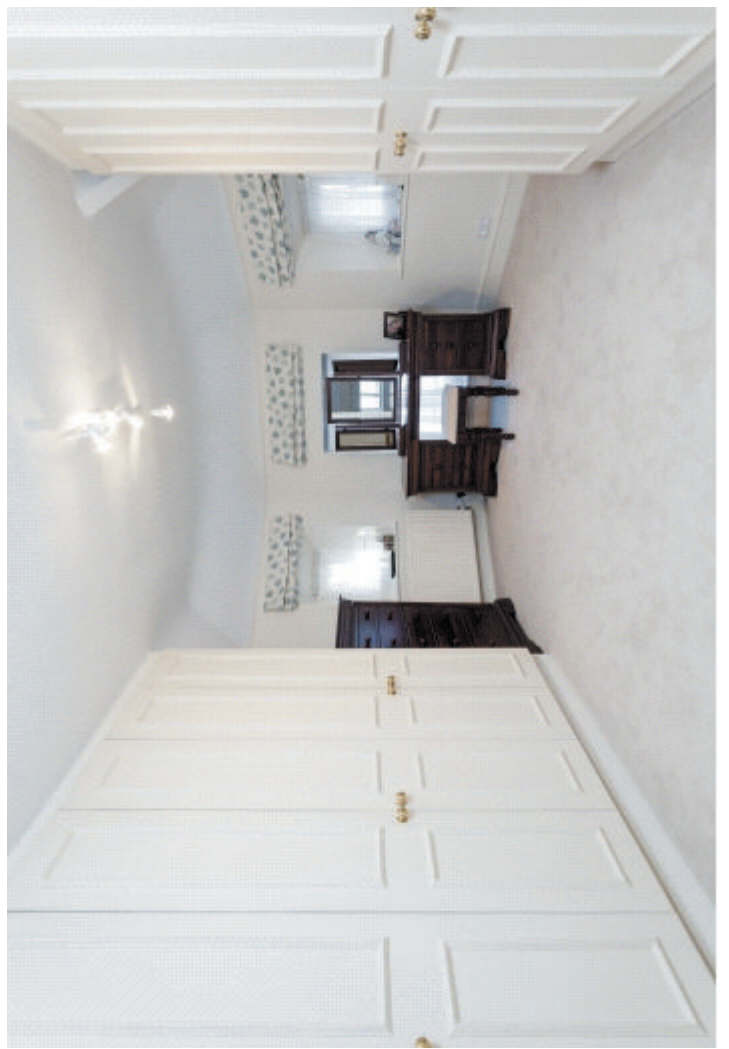
2 double bedrooms • Bathroom

Reception room • Kitchen

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the important Notice on the last page of the text.





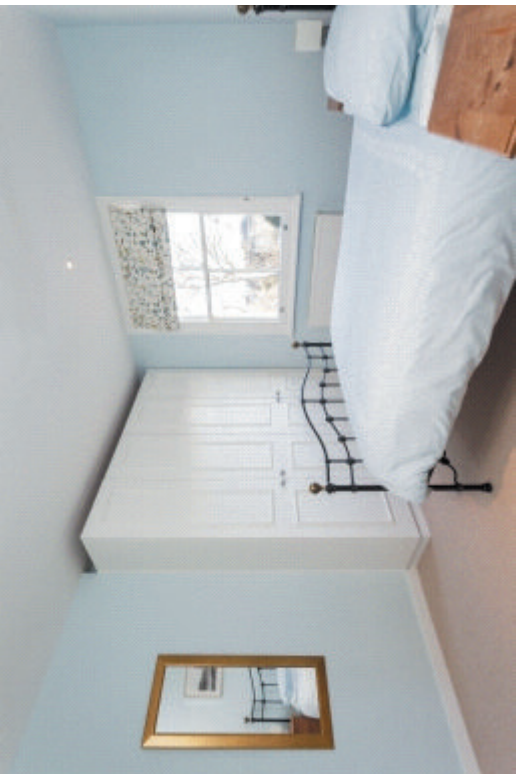




The main house has a raised ground floor entrance opening into a wide, elegant, bay fronted double reception room with intricate ceiling plaster work and attractive wooden parquet flooring. Sliding glass doors at the back open on to a balcony overlooking a wonderful decked terrace and a private 80ft lawned garden. Steps lead down from the reception room to a spacious kitchen/dining room. The contemporary kitchen offers a wide range of granite topped units with a Britannia range and integrated appliances. Sliding glass doors allow access to the terrace and garden. The lower ground floor comprises a playroom/cinema room, a downstairs cloakroom, utility room, wine store and study/bedroom 4 with a useful back door. Upstairs, on the first floor there are two generous double bedrooms with excellent built in wardrobes and a contemporary family bathroom. The master bedroom occupies the top floor with a fantastic fully fitted dressing room which could also be reinstated as a bedroom. There is also a stylish master bathroom with a frameless glass shower complete with under floor heating. A large loft space can be accessed from the top floor. The 2 bedroom coach house offers a comfortable sitting room with sliding glass doors opening onto the deck at the rear. A spiral staircase leads up to 2 double bedrooms and a bathroom. The house has a fully fitted kitchen with plumbing for a washing machine. This facility could be useful for older children, staff or as a rental property. CAT 5 cabling fitted throughout the property and an internal telephone exchange.









Trinity road is well located within a short walk to the shops and restaurants of Bellevue road and the open expanse of Wandsworth Common. Good transport links by both bus on Trinity Road and by train at Wandsworth Common station, which gives quick access into Victoria station. The area is extremely well served by both good state and private schools, with the popular Finton House School almost opposite.



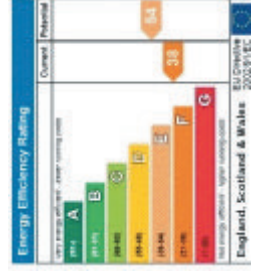
**Approximate Gross Internal Floor Area**  
**399 sq.m./4,295 sq.ft.**

**Loft Area**  
**33 sq.m./355 sq.ft.**

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