



Marham Gardens
Wandsworth Common, SW18

CHESTERTONS





An immaculately presented four bedroom semi-detached family home with a large South-West facing garden, located within moments of Wandsworth Common and Earlsfield.

The property has been carefully maintained throughout maintaining a wealth of period features combined with tasteful contemporary touches. To the front of the property is a pretty garden leading up to the front door. Once inside the house there is wide and welcoming hall with useful under stair storage cupboards and a downstairs cloakroom. Off the hallway is a light and airy reception room with a bay window and built in bespoke alcove units. To the rear of the property is a magnificent open-plan kitchen/dining room extended extensively creating ample space for entertaining and dining and a kitchen island that doubles as a work surface and breakfast bar. Bi-folding glass doors lead directly down onto a South-West facing sunny garden. Arranged over the first floor are two generous double bedrooms both with built in wardrobes and elegant bay windows, a family bathroom and a third bedroom which could also be used as a study. The top floor of this wonderful family home hosts the bright and wonderfully decorated master bedroom with Juliet balcony, a stylish ensuite, plenty of eaves storage and built in bespoke wardrobes, creating ample space for storage.

The property is located within the heart of and much sought after Magdalen Estate, a five-minute walk to the open spaces of Wandsworth Common and Bellevue Village and is close to the mainline stations of Wandsworth Common and Earlsfield. The property is also situated close to many highly regarded local state and private schools and close by to excellent transport links into The City and West End.

- An immaculately finished four bedroom semi-detached family house
- Prime location within moments of Wandsworth Common
- Contemporary finish combined with a wealth of period features
- Extended kitchen/dining/living space with bi-folding glass doors down to the garden
- Airy reception room with elegant bay window
- Master bedroom with ample built in storage

Offers in excess of
£1,400,000

Energy Efficiency Rating		Current	Potential
90-100	A		
81-89	B		83
69-80	C	68	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Not energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

Tenure: Freehold
Service Charge: n/a
Ground Rent: n/a
Local Authority: Wandsworth Council
Council Tax Band: F

Chestertons Wandsworth Sales

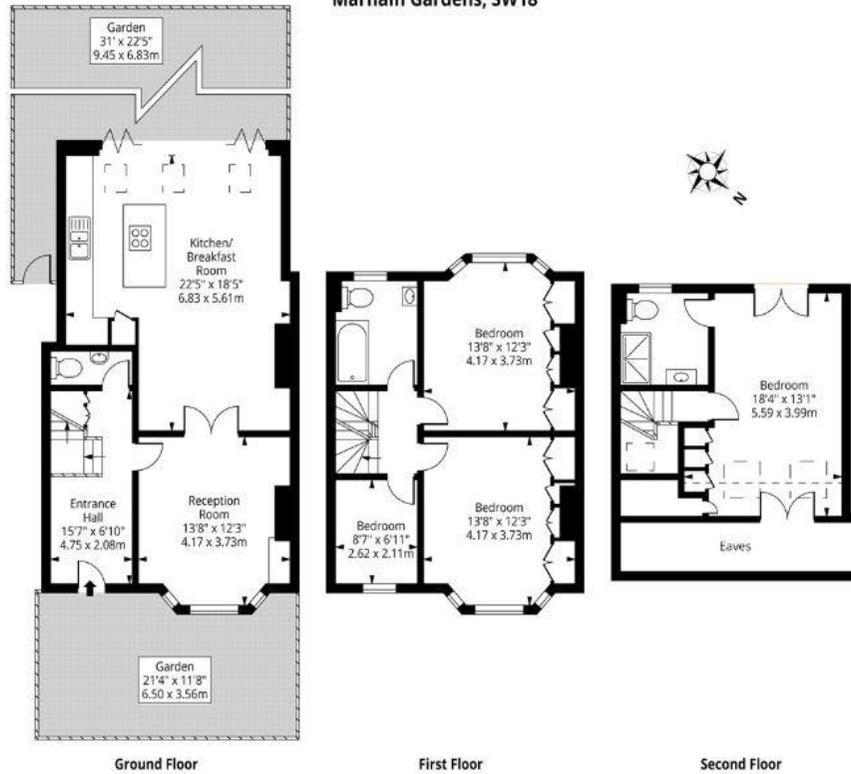
7 East Hill
 London
 SW18 2QE

wandsworth@chestertons.co.uk

0208 104 7530

chestertons.co.uk

Marham Gardens, SW18



Approx Gross Internal Area **1613 Sq Ft - 149.83 Sq M**
(Including Eaves Storage)

For Illustration Purposes Only - Not To Scale
Ref: No. 35450

Chesterton UK Services Limited trading as Chestertons for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chestertons or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chestertons or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wide angle lenses may be used. ©Copyright Chestertons | Chesterton UK Services Limited | Registered Office 40 Connaught Street, Hyde Park, London W2 2AB Registered Company Number 05334580.



This paper is 100% recyclable