



 **RAMPTON  
BASELEY**

SARSFELD ROAD SW12 / FREEHOLD

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THIS ATTRACTIVE FOUR-BEDROOM FAMILY HOUSE IS WELL PRESENTED THROUGHOUT, ARRANGED OVER FOUR LEVELS WITH APPROXIMATELY 2043 SQUARE FEET OF ACCOMMODATION. THE PROPERTY BENEFITS FROM GRAND PROPORTIONS IN ALL THE PRINCIPLE ROOMS AND RETAINS MANY ORIGINAL FEATURES WITH A GOOD-SIZED GARDEN.

The property opens on the raised ground floor level with two elegant reception rooms. The first reception room, located to the front of the property, benefits from a large bay window and feature fireplace. The rear reception room is currently set out as a formal dining room also benefits from a feature fireplace and wooden flooring throughout. A bathroom is also available and completes the raised ground floor level. Arranged over the ground floor level is an expansive open plan kitchen family room. The kitchen itself has been tastefully finished, fitted with plenty of wall and base units, integrated appliances and a central island/breakfast bar. There is plenty of room for a dining table as well as everyday living. French doors open to a pretty private garden with both patio and lawned areas. A useful utility room can be found on the same level and also has access from the garden.

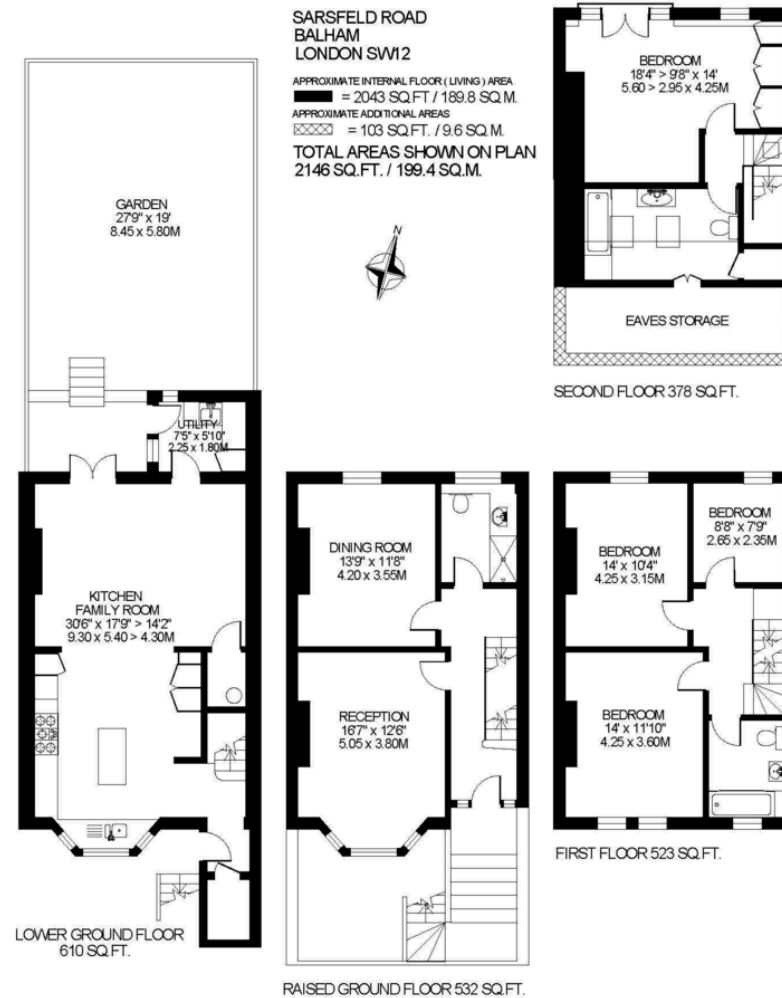
The master bedroom is located to the front of the property on the first floor with two further bedrooms and a family bathroom also on the same level. The top floor level comprises a spacious double bedroom, with built in storage, a Juliet balcony and an additional family bathroom. Further storage space can be found in the eaves.

Sarsfeld Road is a quiet residential street that runs from St James's Drive to Balham Park Road. The open spaces of Wandsworth Common are a short walk away as are the amenities of Bellevue Road. Transport is available at Balham underground and overland station, which is approximately a ten-minute walk away and there are a number of good state and private schools nearby, subject to catchment each year.



FOUR BEDROOMS |  
KITCHEN/FAMILY ROOM |  
RECEPTION ROOM | DINING ROOM  
| THREE BATHROOMS | LOFT  
CONVERSION | GARDEN





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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.  
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.  
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

**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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