



 **RAMPTON  
BASELEY**

SARSFELD ROAD, SW12 / FREEHOLD



# SW12 / FREEHOLD

LOCATED ON A SOUGHT-AFTER RESIDENTIAL STREET IS THIS STUNNING FIVE-BEDROOM SEMI-DETACHED HOUSE. MEASURING APPROXIMATELY 2307 SQUARE FEET, IMMACULATLY PRESENTED WITH A GREAT SENSE OF NATURAL LIGHT THROUGHOUT, THE ACCOMMODATION IS ARRANGED OVER FOUR LEVELS AND BOASTS GRAND VICTORIAN PROPORTIONS IN ALL THE PRINCIPAL ROOMS.

Upon entrance, the property offers an elegant double reception room leading from the right. The reception room benefits from a large bay window and feature fireplace with working wood burner. With bi-folding doors offering a flexible living space, the rear of the reception room provides smart built in storage and leads through to a light open plan kitchen living room. The kitchen itself has been beautifully finished, fitted with plenty of wall and base units, quality integrated appliances and a central island/breakfast bar. Well designed with plenty of space for a dining table, the room is perfect for both everyday family living and entertaining. A conservatory style extension floods the room with an abundance of natural light and patio doors open to an immaculately landscaped private garden. A downstairs cloakroom and utility room can also be found on the ground floor, and a cellar/storage space can be found on the lower ground floor.

Arranged over the first floor are three good sized double bedrooms, the principal magnificently measuring the entire width of the property, and all featuring built in storage. A contemporary shower room can also be found on this level. Located to the front of the second floor, another large bedroom presents a skylight and French balcony doors offering plenty of light, the room also boasts a luxurious en suite shower room, with a walk-in shower. An additional double bedroom and modern family bathroom completes the second-floor accommodation.

Furthermore, this property also offers additional eaves storage and side access through to the kitchen.

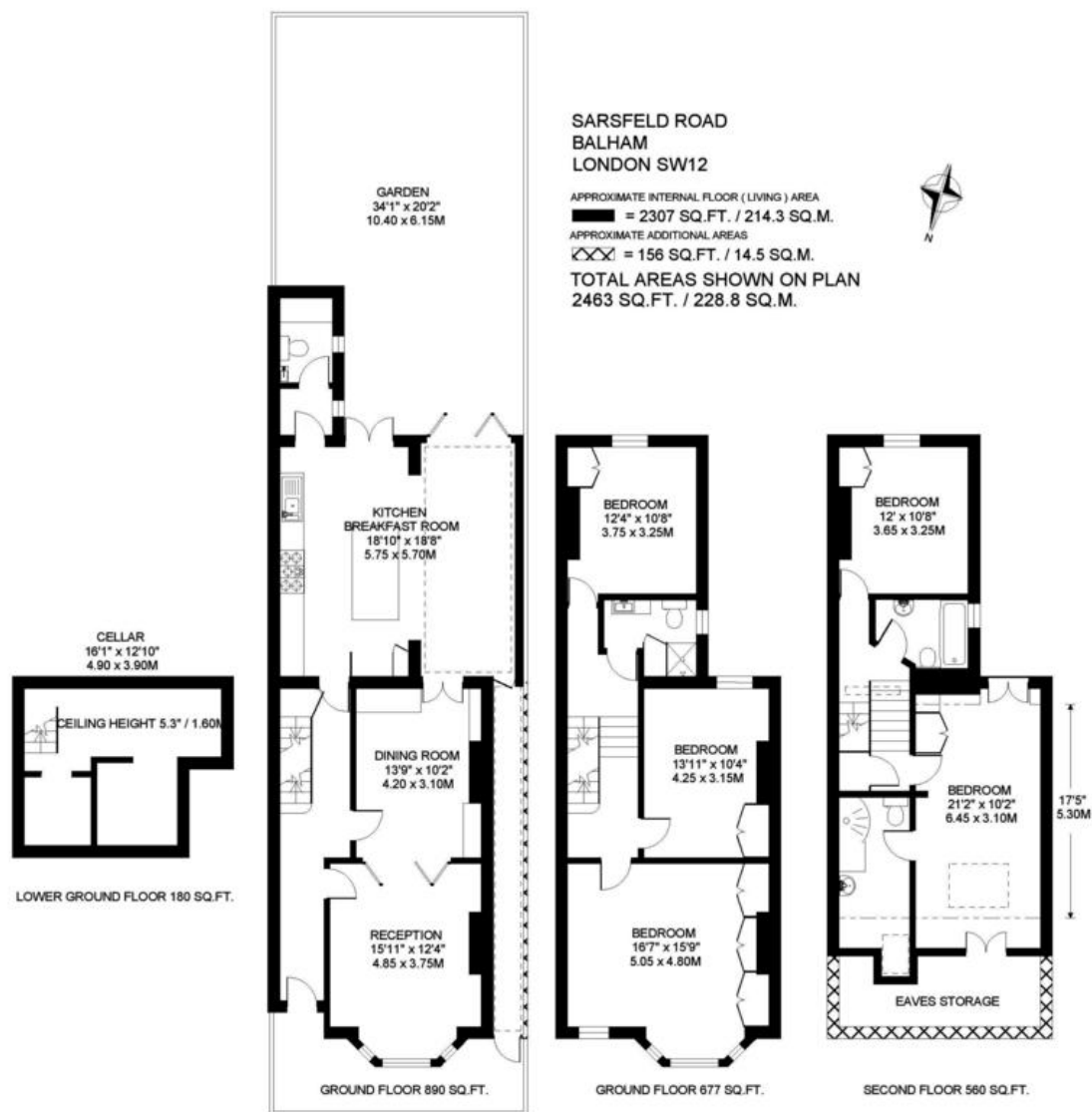
Sarsfeld Road is a quiet residential street that runs from St James's Drive to Balham Park Road. The open spaces of Wandsworth Common are a short walk away as are the amenities of Bellevue Road. Transport is available at both Wandsworth Common and Balham underground and overland station, which are approximately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



FIVE BEDROOMS | DOUBLE  
RECEPTION ROOM | OPEN PLAN  
KITCHEN DINING | THREE  
BATHROOMS | ENSUITE | UTILITY  
ROOM | CELLAR & SIDE ACCESS







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 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.



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## RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111  
 BELLEVUE ROAD SW17 | 020 3846 0999  
 HEAVER & TOOTING BEC SW17 | 020 8767 7079

[www.ramptonbaseley.com](http://www.ramptonbaseley.com)

