



 RAMPTON
BASELEY

CHERITON SQUARE, SW17 / FREEHOLD

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THIS SUPERB FOUR-BEDROOM FAMILY HOUSE OFFERS APPROXIMATELY 1954 SQUARE FEET OF ACCOMMODATION WITH GOOD PROPORTIONS IN ALL THE PRINCIPLE ROOMS AND ARRANGED OVER THREE FLOORS. THE PROPERTY MAINTAINS MANY OF ITS ORIGINAL FEATURES AND IS TASTEFULLY DECORATED THROUGHOUT, WITH A GOOD-SIZED SOUTH FACING GARDEN.

The property opens to an entrance hall and leads to an elegant double reception room. The reception room benefits from a large bay window, twin feature fireplaces (with a gas fire) and bespoke built in cabinetry. The immaculate kitchen dining room is located to the rear of the property and boasts wooden flooring throughout. The kitchen itself has been beautifully finished, fitted with plenty of wall and base units, integrated appliances and a central island/breakfast bar. There is plenty of space for a dining table as well as every day family living and entertaining. Skylights flood the room with an abundance of natural light and bi-folding doors open to a pretty South facing garden.

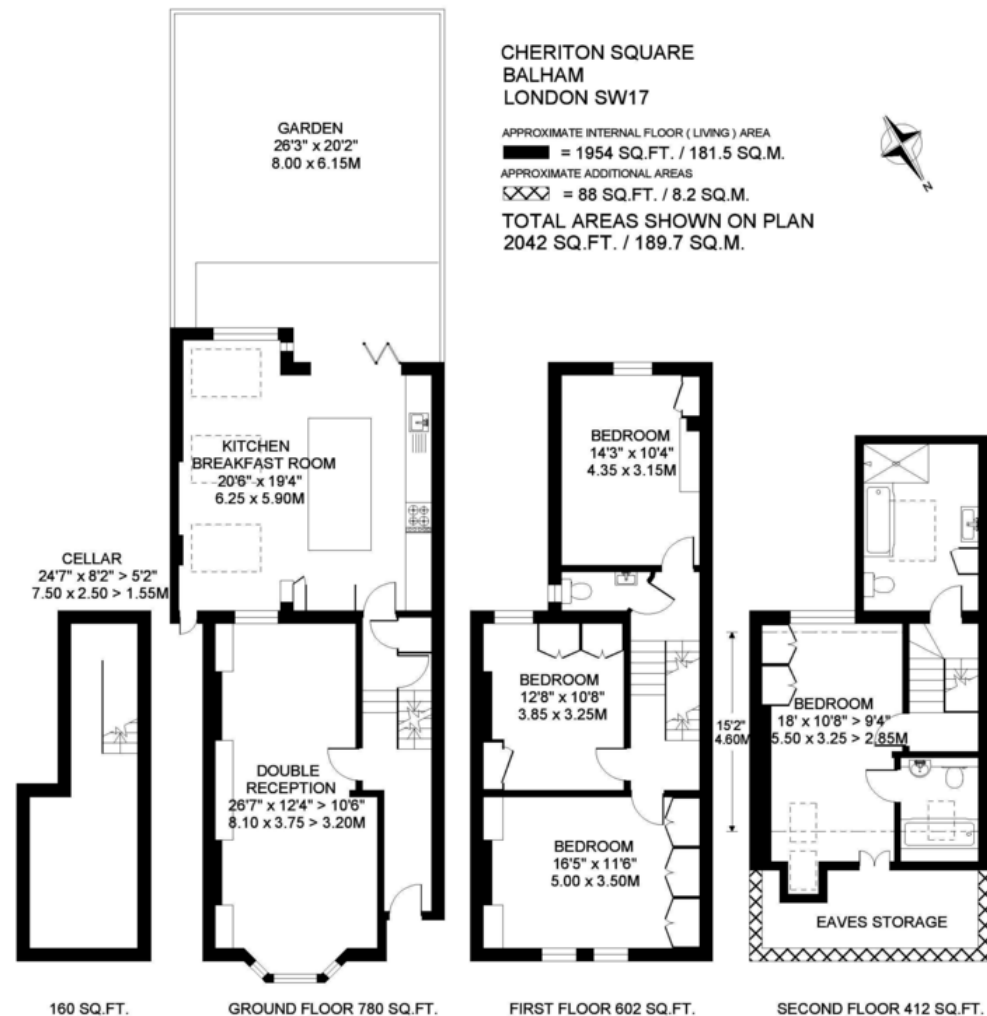
The master bedroom is situated on the first floor to the front of the house and benefits from built in wardrobes, a feature fireplace and built in storage. Two further double bedrooms, with integrated storage, and a cloakroom are also available on the first-floor level. Arranged over the second floor is an additional bedroom, with an en suite bathroom, and an expansive family bathroom with a walk-in shower and separate bath. Additional storage can be found in the eaves and in the cellar, which runs beneath the entrance hall.

Cheriton Square is a pretty tree lined street in a popular residential area, close to the open spaces of both Tooting and Wandsworth Common as well as the local amenities of Balham High Road. Transport can be found at either Tooting Bec underground station or the overground/underground stations at Balham. There are also a number of good state and private schools nearby, subject to catchment each year.



**FOUR DOUBLE BEDROOMS | DOUBLE
RECEPTION ROOM | OPEN PLAN
KITCHEN BREAKFAST ROOM |
FAMILY BATHROOM | EN SUITE
BATHROOM | SOUTH FACING
GARDEN | CELLAR**





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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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