



Sudbrooke Road, Wandsworth SW12



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This handsome, five-bedroom semi-detached house is ideally positioned on a sought-after residential street 'Between the Commons'. Set back from the road behind a front garden featuring a lovely magnolia tree and with approximately 2,993 sq ft of living space, the house has a great sense of light and space throughout. It is wider than the Victorian properties on neighbouring streets, offering an excellent layout for both modern day life and entertaining.



Guide price: £3,000,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G

The Edwardian style is evident from the moment you enter the front door which opens to a spacious entrance hall. A stunning, light-filled double reception room is to the front of the property boasting a large bay window, high ceilings with elegant cornicing and the striking original fireplace. Off the hallway to the back of the house is the open plan kitchen / dining room with a good range of wall and base units, integrated appliances and a circular island designed with entertaining in mind. In addition, there is plenty of room for a large dining table in front of the attractive French doors onto the immaculate 36-foot private garden. There is a useful utility room which is off a short corridor next to the kitchen (with a back door leading to the shared outdoor passage) and which is ideal for laundry and extra storage. A downstairs cleverly 'hidden' cloakroom off the hallway, a boot cupboard and a large coat cupboard complete the accommodation on the ground floor.

The principal bedroom is on the first floor and benefits from a huge bay window and bench seat along with the attractive original fireplace and ensuite bathroom. Two further double bedrooms, both with fireplaces, and a family bathroom are also on this level.

Stairs lead up to the second floor with two double bedrooms and a further bathroom. The larger of these bedrooms has a studio feel with plenty of windows, a Juliet balcony and space for an additional seating area.

Sudbrooke Road is a popular road ideally situated on the doorstep of Wandsworth and Clapham Common and only a short walk to the shops and restaurants of Bellevue Road and Northcote Road. There are good transport links both by bus, The northern line from Clapham South Tube and train from Wandsworth Common Station offering frequent trains to Victoria/Waterloo via Clapham Junction. The area as a whole boasts a wonderful selection of schools and include locally Broomwood Hall, Northcote Lodge, Thomas's, Finton House. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and









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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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