

Carminia Road, London SW17



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A superb end of terrace family house of over 2500 sq ft with a beautifully landscaped westerly facing garden in a much sought after location.

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The property opens into a deep, wide entrance hall with wood flooring, which runs across the ground floor. Off the hallway to the front of the house is an elegant, bay fronted reception room with bespoke cabinetry. Towards the rear is a formal dining room with French doors through to a wonderful kitchen/family room providing excellent entertaining space. The stylish kitchen features an extensive range of wood topped cupboards and units, modern integrated appliances with double oven and Belfast sink. The room benefits from an abundance of natural light with bi-folding glass doors extending the entertaining space further onto a paved terrace, overlooking a private, landscaped westerly facing garden.



Guide price: £1,825,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: F



There is also a downstairs cloakroom and a utility cupboard. A large cellar offers development potential, subject to planning permission, and excellent storage space. On the first floor, the generous master bedroom is located at the front spanning the full width of the house with a well-designed fitted wardrobe space. There are two additional double bedrooms and a contemporary family bathroom with a wonderful cast iron freestanding bath towards the rear. On the second floor to the back of the house is a further double bedroom with fitted wardrobes, alongside a stylish shower room. At the top of the house is a generous, independent guest suite with excellent eaves storage, full height French windows allowing views across South West London and a superb en suite shower room.





Location

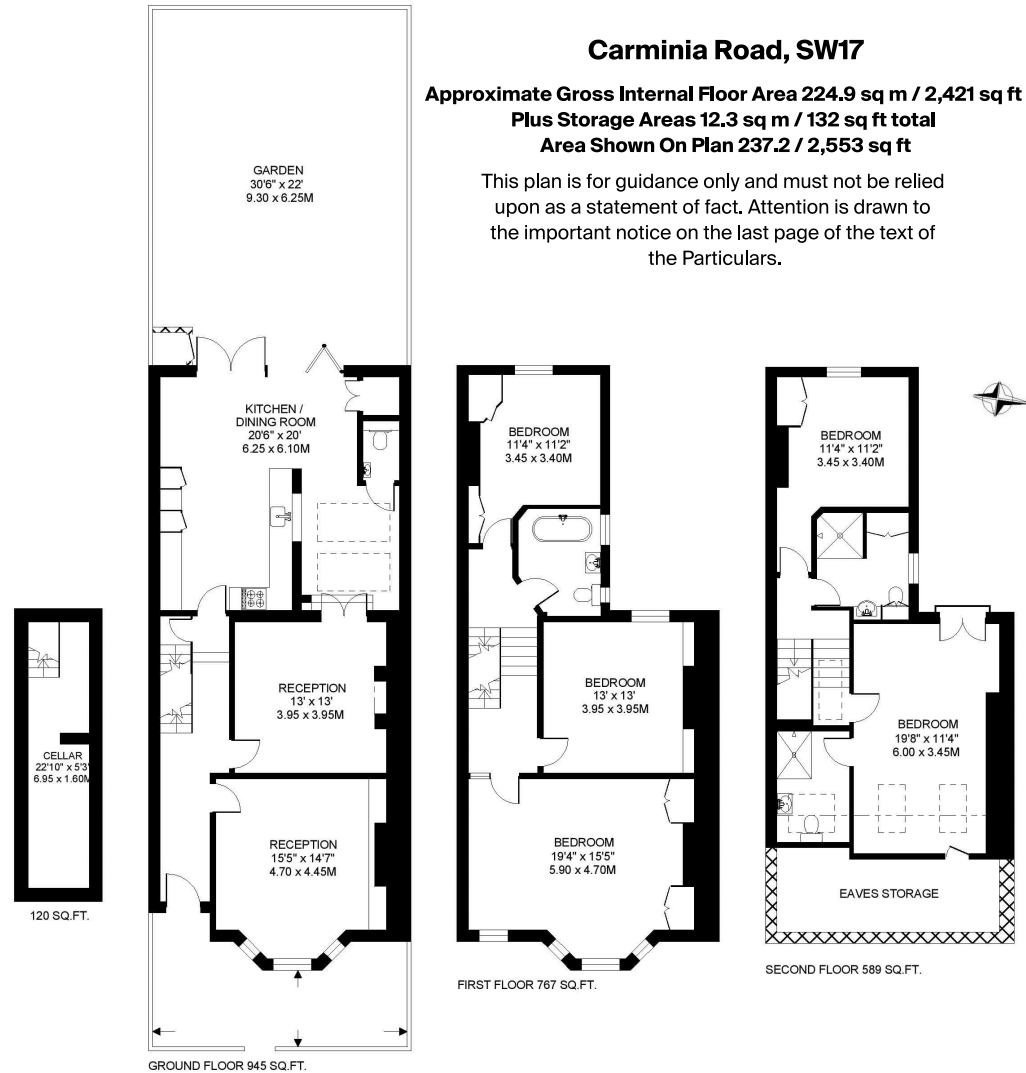
Carminia Road is a quiet residential road just off Ritherdon road in a much sought-after location. There are a broad range of shops and restaurants nearby, including the outstanding cafes and brunch spots in Hildreth St Market. Good transport links are close by, Balham Northern line underground and the overland rail services at Balham allow quick access to both the city and West End. There is an excellent choice of both private and state schools nearby. The green expanse of Tooting Common is nearby.



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Approximate Gross Internal Floor Area 224.9 sq m / 2,421 sq ft
Plus Storage Areas 12.3 sq m / 132 sq ft total
Area Shown On Plan 237.2 / 2,553 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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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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