



Lyford Road, Wandsworth **SW18**



Description

Set back from the road, the house has a generous drive with space for several vehicles and is bordered by mature plants and trees. The entrance opens into an elegant hallway with a fireplace and access to several areas of the home. To the left is a large drawing room with a bay window and fireplace with a gas fire. This room flows well into a second well, decorated reception room with another fireplace and gas fire. Wood flooring is throughout this floor, and it enjoys enormous light and an airy feel. To the back of the house is a sensational kitchen family room featuring vaulted ceilings, bi-fold doors, and views over the stunning west-facing garden. The kitchen comprises a range of fitted cupboards, integrated appliances, and an island unit providing additional storage. Off the kitchen is a useful larder with extra storage and access back through to the entrance hall. The landscaped garden is 70'10 x 20'4, features mature shrubs and trees to its borders, and a low maintenance easy grass lawn. A patio area ideal for Al fresco dining and sofa seating. The lower ground floor has been extended to provide fantastic family entertaining space. A large cinema/media room at the rear of the property, a fully fitted utility room, and generous storage. The ability to extend further and create an additional bedroom with en suite (subject to planning) remains. On the first floor are two generous, well-decorated bedrooms with built-in storage. One is used as a principal bedroom, enjoys views from the bowling green to the front, and has an es suite shower room. The Second bedroom overlooks the garden and beyond over the Romany, so both rooms have incredibly green outlooks. There is a family bathroom on the half landing. The top floor consists of three bedrooms, one used as a study and a bathroom. Houses like these are very popular due to their position, overlooking the bowling green. They are also wide plots, with very green views front and back and generous parking.

Guide price: £4,250,000

Tenure: Freehold

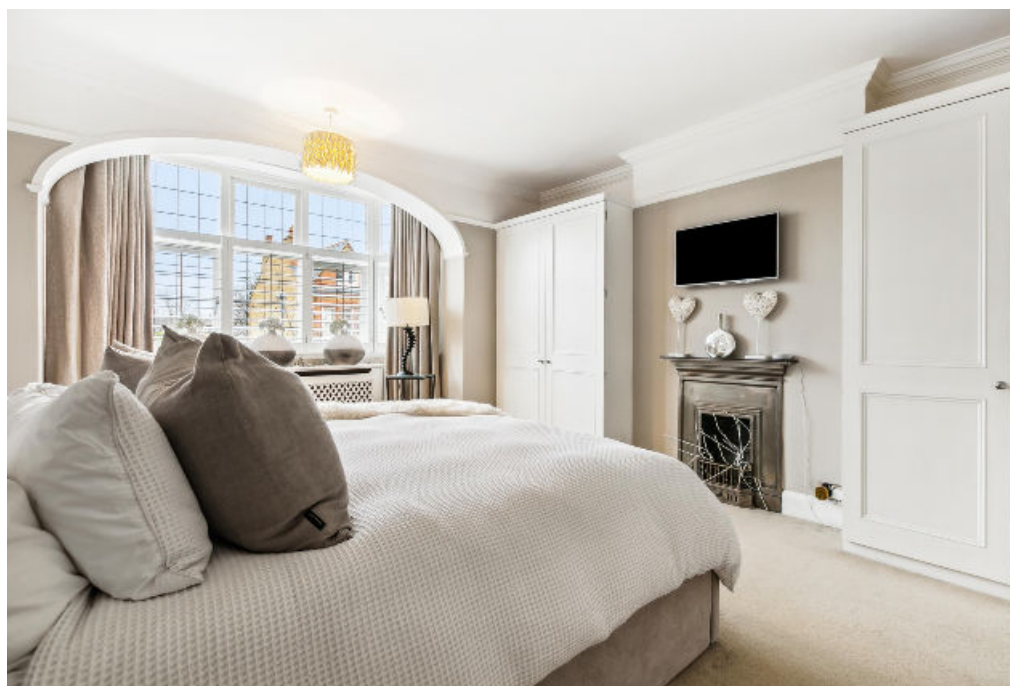
London Borough of Wandsworth, Council Tax Band G





Location

Lyford Road is one of the most sought-after roads in the area, located on the doorstep of Wandsworth Common and close to the shops and restaurants of Bellevue Road. There are good transport links by bus on Trinity Road and trains from Wandsworth Common Station into the City and the Westend. The area is exceptionally well served by private and state schools and falls within the Beatrix Potter catchment area. There are also excellent local sporting amenities for children, including Battersea Ironsides junior rugby, Spencer cricket, and Magdalen Park tennis clubs.



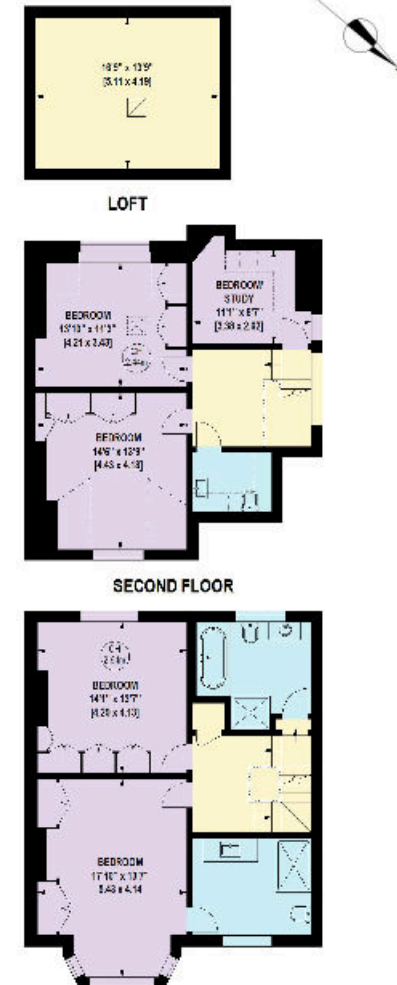
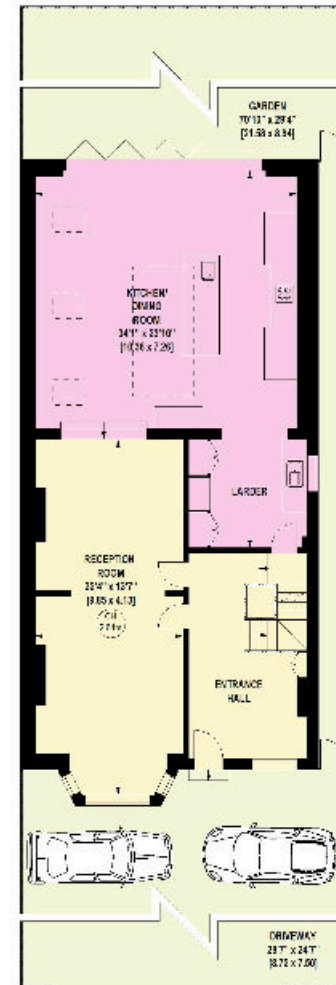
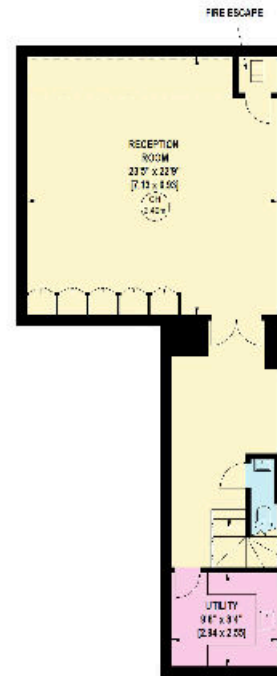


Lyford Road, SW18

Approximate Gross Internal Area :	348.19 Sq. metres
(Including Loft)	3748 Sq. feet
Loft Area :	21.46 Sq. metres
	231 Sq. feet

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.

Key:
CR - Ceiling Height



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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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Particulars dated March 2023. Photographs and videos dated March 2023.

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