



LYFORD ROAD

London SW18



LYFORD ROAD LONDON, SW18

A wonderful wide, well decorated family home with off street parking and a west-facing garden



 $Local\,Authority: London\,Borough\,of\,Wandsworth$

Council Tax band: G

Tenure: Freehold

Guide price: £3,500,000



ABOUT THE PROPERTY

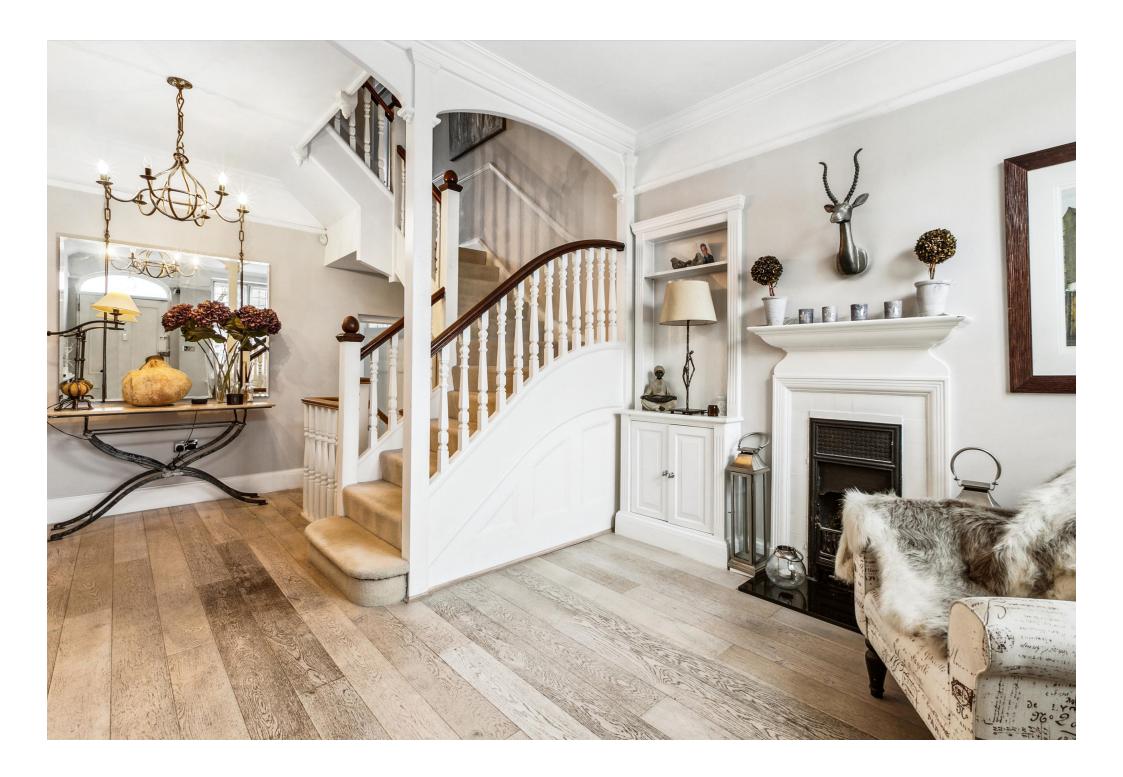
Set back from the road, the house has a generous drive with space for several vehicles and is bordered by mature plants and trees. The entrance opens into an elegant hallway with a fireplace and access to several areas of the home. To the left is a large drawing room with a bay window and fireplace with 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.



PERFECTLY LOCATED

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 West End. 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.











We would be delighted to tell you more.

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