



HOSACK ROAD

Wandsworth SW17



VICTORIAN CHARM MEETS SPACIOUS LIVING

This beautifully extended Victorian terrace boasts a wider-than-average footprint on the ground floor. The home seamlessly blends period charm with expansive, modern family living.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide price: £2,250,000

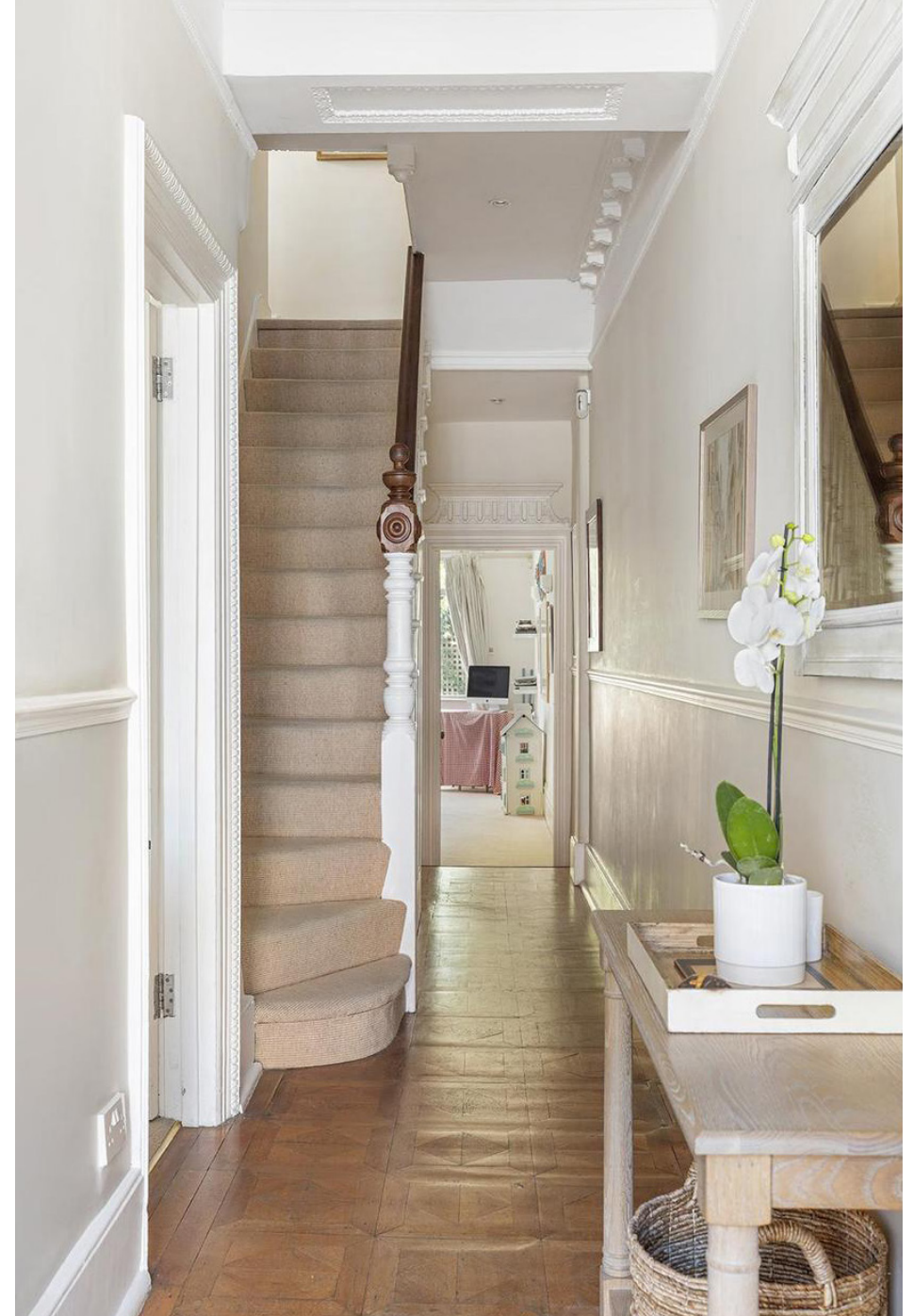


HOSACK ROAD, WANDSWORTH SW17

The heart of the home is a charming kitchen/family room; light-filled and generously proportioned with a larder and breakfast bar.

The family room opens directly onto an exceptional garden measuring approximately 39ft by 32ft. A beautiful magnolia tree and a heritage pear tree provide a rare sense of seclusion and a countryside feel, making this garden a true sanctuary. A separate playroom also opens out onto this idyllic outdoor space, ideal for young families or those who love to entertain.

Thoughtfully designed for practicality and lifestyle, the ground floor also features a separate WC and a cleverly converted utility room, formed from half of the original garage. The remaining garage space provides excellent storage for bikes, mopeds, or







WHERE COMFORT MEETS CONVENIENCE

Upstairs, the first floor offers an impressive principal suite, complete with a sunny en-suite bathroom featuring both a bath and separate shower, as well as a dedicated dressing room. Three further double bedrooms — all overlooking the garden — are served by a stylish family bathroom on the same level.

The top floor hosts a bright and spacious double bedroom with a large en-suite and generous eaves storage, with potential to further extend (STPP) if desired.

This is a rare opportunity to acquire a home that offers exceptional internal space, a remarkable garden, and superb flexibility for growing families; sold chain-free.



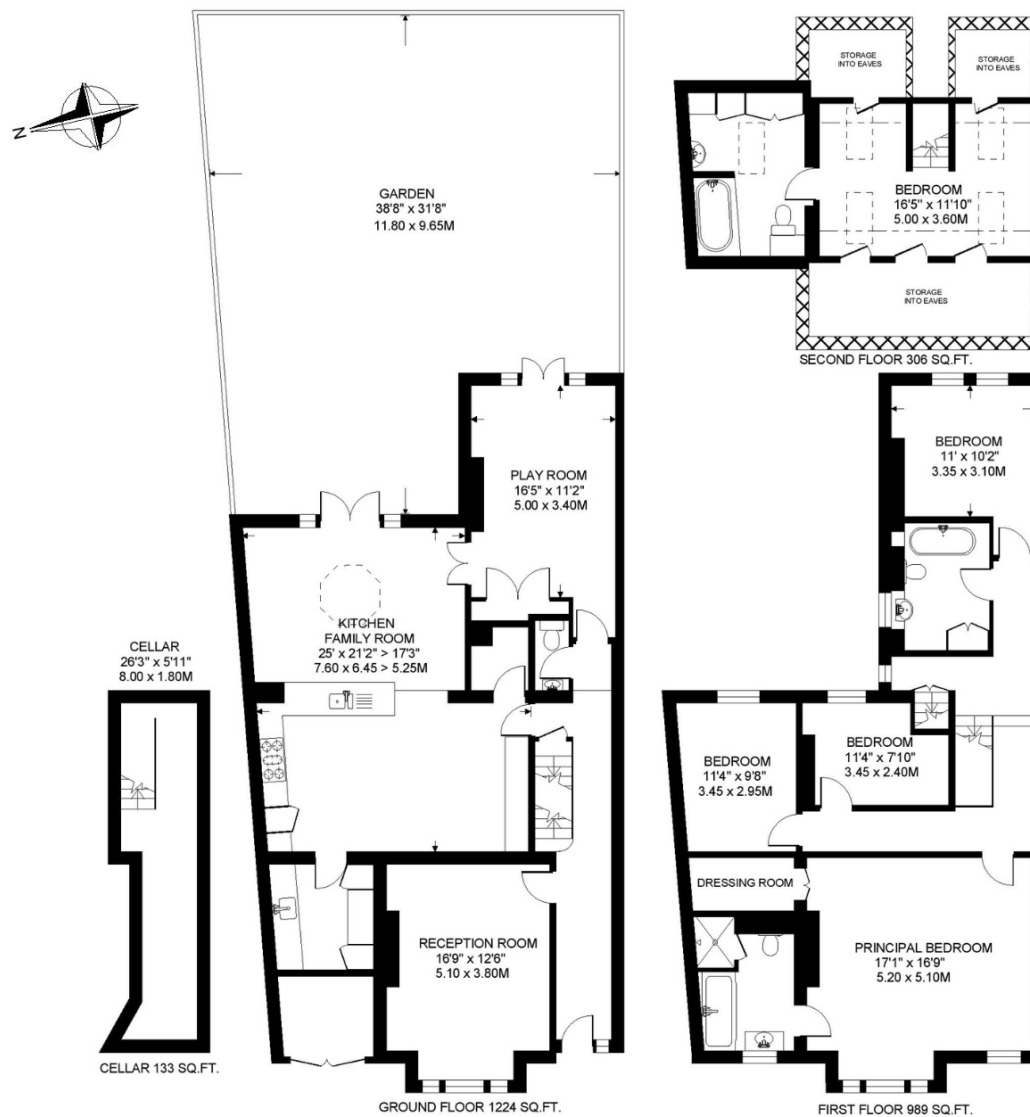
THE BEST OF LONDON AT YOUR DOORSTEP

Hosack Road is quiet yet well located just a short distance from the shops, schools and restaurants of Bellevue Road and Balham High Road and the green open space of Wandsworth Common. There are excellent transport links close by at Wandsworth Common over ground station (quick access to Victoria/Waterloo) via Clapham Junction and Balham underground station (northern line) into the City and the West end. The area is extremely well served by good state and private schools, including St Anselm's, Finton House, Hornsby House, Broomwood Hall and Holy Ghost Primary.









Approximate Gross Internal Area = 246.4 sq m / 2652 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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