



WONTNER ROAD

Wandsworth, SW17



# WONTNER ROAD WANDSWORTH, SW17

A well-balanced four-bedroom family home in the heart of Balham.



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EPC

TBC

Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £1,650,000



## PERIOD CHARM IN A CONVENIENT LOCATION

An impressive four-bedroom, two-bathroom Victorian family home set on a popular tree-lined road near Balham Station. Spanning approx. 1,776 sq ft across three floors, the property offers well-balanced living space and a westerly facing garden. The ground floor features a bright bay-fronted double reception room with period details, bespoke storage and a study nook. To the rear is a spacious open-plan kitchen/dining/family room with integrated Miele appliances, a central island and bi-fold doors opening onto the garden. A pantry station and WC complete this level. The first floor includes the principal bedroom with fitted storage and en-suite, two further double bedrooms and a modern family bathroom. A fourth bedroom sits on the top floor. The entrance hall also gives access to a generous cellar, ideal for storage and utilities. Outside, the low-maintenance west-facing garden offers a patio dining area leading to a level lawn, enclosed by fencing.









Approximate Gross Internal Area = 165 sq m / 1,776 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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