

**Dornton Road**  
Balham, SW12

**Dexters**



## About the property

An exceptional six bedroom, semi-detached Edwardian home which emanates quality and prestige throughout. The ground floor includes a formal sitting room with a built-in bar, wood paneling, and further traditional features. There is another reception room that could be used as a playroom, snug or cinema room with built-in cabinetry. To the rear is a magnificent, bespoke, handmade kitchen with marble countertops and a large island unit which creates the perfect space to entertain. This is

open plan to a dining and living room and the ground floor is completed with a study, WC, utility room, and a bespoke wine display. The upper floors of the home have a laundry room and six double bedrooms. The primary suite has the luxury of two dressing rooms and an en suite which is finished with Arabescato marble. The five remaining bedrooms, all with built-in wardrobes and two of which have en suites. In addition, there are two further bathrooms that serve the remaining bedrooms.

## Key features

- Six Bedrooms
- Three Reception Rooms
- Three Floors
- Off-Street Parking
- Exceptional High Standard
- Popular Residential Road





TOTAL APPROX. FLOOR AREA 2,962.3 SQ. FT (275.2 SQ. M) (EXCLUDING EAVES)

Energy Rating: D. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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