



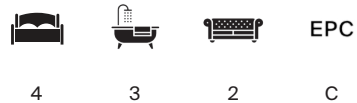
TUNLEY ROAD

Balham SW17



TUNLEY ROAD LONDON SW17

An exceptional four-bedroom Victorian family home finished to the highest standard.



Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

Guide Price: £1,850,000



A METICULOUSLY DESIGNED FAMILY HOME IN BALHAM

A truly magnificent four-bedroom, three-bathroom period family home conveniently positioned on Tunley Road. The current owners have meticulously upgraded and extended the footprint, now boasting approximately 2,228 sq ft of accommodation with best-in-class finishes throughout. The welcoming entrance hall provides access to a bay-fronted sitting room, bathed in natural light due to the sunny orientation and including a plethora of period features; a beautiful open fireplace, detailed cornicing, large sash windows and plantation shutters. Pocket doors open in to the dining room with a further opening leading through to the open-plan kitchen/dining/family room - the focal point of this home. A generous and light-filled space, bathed in light due to the south-westerly orientation and almost full-height crittall doors providing a seamless flow onto the garden. The kitchen is well-appointed with a range of wall and base units, large central island with breakfast bar, Belfast sink and integrated appliances.







UPSTAIRS...

Stairs rise to the first floor and the principal suite is positioned at the front elevation. Bay-fronted and generous in size with a dressing area and beautiful four-piece en-suite bathroom. Completing this floor is a guest bedroom and family bathroom. Upstairs and on the top floor are two further bedrooms, secondary bathroom and laundry/utility room.

Externally the property enjoys a low-maintenance but well-planted south-westerly facing garden, enclosed by boundary walls and fencing. There is useful rear access from Nevis Road.



LOCATION

Tunley 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.









(Including Basement / Loft Room)
 Approximate Gross Internal Area = 207 sq m / 2,228 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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