





MAYFORD ROAD, SW12

A five-bedroom family home in the popular
Nightingale Triangle.



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Local Authority: London Borough of Wandsworth

Council Tax band: G

Tenure: Freehold

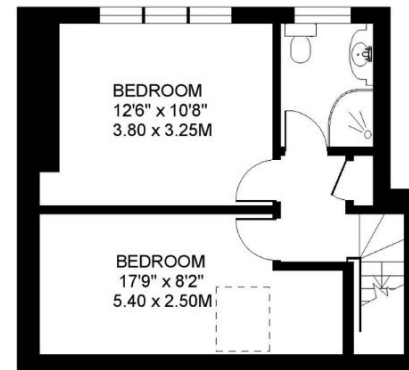
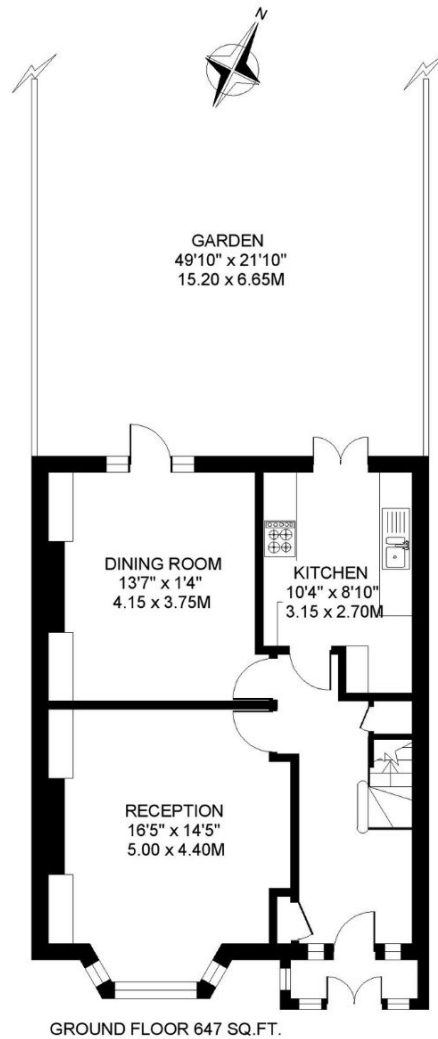
Guide Price: £1,495,000



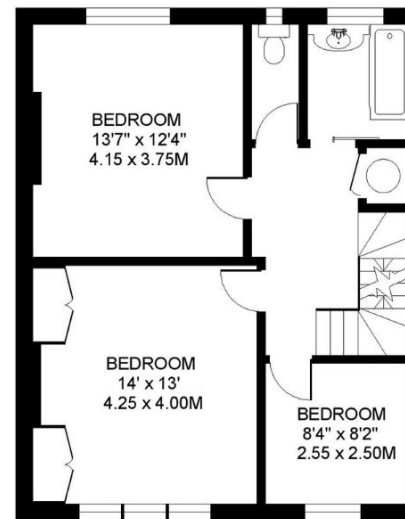
A charming and well-balanced five-bedroom, two-bathroom family home fronted by off-road parking, conveniently positioned on this residential road in the Nightingale Triangle. On the ground floor a bright entrance hall with a useful coat store and under stairs cupboard leads to a bay fronted reception room with a fireplace and built in cupboards and shelving to the front. To the rear of the house is a generously sized dining room with access out to a large paved partially covered terrace perfect for outside dining. A beautifully designed contemporary kitchen offers modern fitted wall and base units and integrated appliances. Double doors flow out onto the paved terrace with steps leading down to a private lawned garden. Upstairs, the generous principal bedroom is located at the front of the house complete with fitted wardrobes. The guest bedroom at the rear overlooks the garden alongside the family bathroom with a separate cloakroom. There is also an additional bedroom at this level. On the top floor there are a further two double bedrooms and a contemporary shower room.



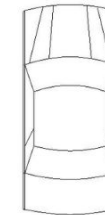




SECOND FLOOR 383 SQ.FT.



FIRST FLOOR 617 SQ.FT.



**PARKING /
FRONT GARDEN**
19'4" x 22'8"
5.90 x 6.90M

Approximate Gross Internal Area = 153.0 sq m / 1647 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)

Troy Budd

+44 20 3761 3151

troy.budd@knightfrank.com

Knight Frank Wandsworth

26 Bellevue Road, London

SW17 7EB

knightfrank.co.uk

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