Knight Frank



INMAN ROAD

Earlsfield SW18


Ralph

INMAN ROAD
EARLSFIELD, SW18

A best-in-class four-bedroom family home on a popular residential road in Earlsfield.



Local Authority: London Borough of Wandsworth

Council Tax band: F

Tenure: Freehold

Guide price: £1,650,000



PERIOD CHARM & MODERN LIVING COMBINED

The property has been subject to a significant and meticulous refurbishment, including an expansive ground floor extension at the rear and loft extension, creating four well-balanced bedrooms across the top two floors. Entry is via a welcoming entrance hall leading into the generous bay-fronted reception room with sash windows, plantation shutters, period fireplace with ceiling coving. Along the hall is the utility room with plenty of storage and plumbing for the washing facilities, with WC adjacent. The heart of the home is the expansive open-plan kitchen/dining/family room - a generous space bathed in natural light due to the sunny orientation. The kitchen is beautifully appointed with a range of shaker style wall and base units, integrated appliances and central island with breakfast bar. There is space for a sizeable dining table and further seating area beyond with bi-fold doors opening out to the enclosed garden.







Stairs rise to the first floor with the principal bedroom spreading the full width of the front elevation and ample in-built storage. Two further bedrooms and a modern family bathroom complete this level. Completing the accommodation on the top floor is a generous double bedroom with Juliet balcony, Velux windows above and access to eaves storage. There is a further four-piece bathroom at the rear with his and hers basins.

Externally the property enjoys a generous westerly-facing garden with patio area immediately off the kitchen, leading to an artificial lawn and recently installed pergola - perfect for BBQs and outdoor dining.



THE BEST OF LONDON AT YOUR DOORSTEP

Conveniently located towards the south of Earlsfield Road and close to an array of amenities on Garratt Lane. There are a number of supermarkets including M&S, coffee shops including GAIL's and a number of well-regarded pubs. Earlsfield overground has a direct line into Waterloo (12 trains per hour, 17 minute journey) and connects to London's underground at Wimbledon (District Line). There are a number of open green spaces nearby including Wandsworth Common and King George's Park. Local schooling includes Floreat Wandsworth (0.1 miles away by foot) Earlsfield Primary and Beatrix Potter.









(Plus storage areas 106 sq ft / 9.8 sq m)
Approximate Gross Internal Area = 165.5 sq m / 1,781 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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