



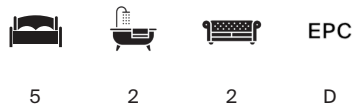
## ELMFIELD ROAD

London SW17



# ELMFIELD ROAD, LONDON SW17

A stunning 5 bedroom family home with off-road parking and a south-facing garden.



Local Authority: London Borough of Wandsworth

Council Tax band: E

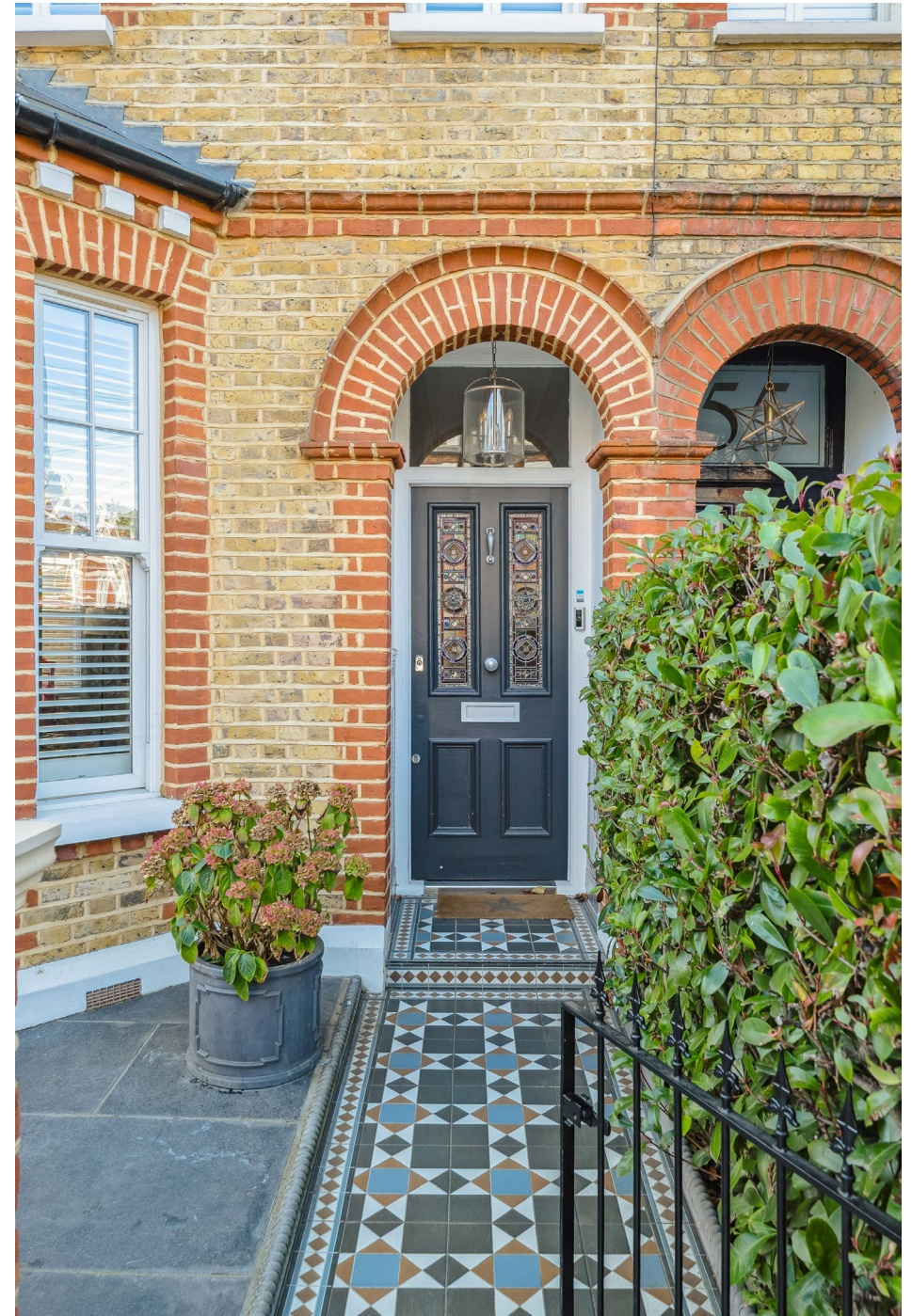
Tenure: Freehold

Guide Price: £1,795,000



Conveniently positioned close to Balham High Road is this beautifully presented family home, measuring approximately 2,016 sq ft, with light and bright accommodation spread over three floors.

Accessed via a neat and tidy front garden with pedestrian gate and path leading to the front door. The welcoming entrance hall is bathed in natural light with an immediate view through to the rear garden. The open plan and dual-aspect sitting room enjoys plenty of natural light with two bay windows fronting Elmfield Road and Cheriton Square. An array of period features include a beautiful fireplace, picture rails and ceiling rose. There are practical upgrades including shelving and cabinetry in the alcoves and modern upstand radiators.







The heart of the home is the open-plan kitchen/dining/family room - flooded in natural light due to the sunny orientation, large Crittall doors opening out to the south-facing garden and Velux windows above. The kitchen is beautifully appointed with a range of wall and base units, central island with breakfast bar and integrated appliances including wine cooler. There is plenty of space for a sizeable dining table and family entertaining with a seamless flow out to the sunny garden, perfect for al fresco dining. Completing the ground floor accommodation is a useful WC and access to the cellar which is predominantly used for storage.

Stairs rise to the first floor and the principal bedroom is positioned at the front of the plan, generously proportioned and bathed in natural light. There is a beautiful fireplace and extensive in-built storage in the alcoves. Two further bedrooms and a family bathroom complete this floor. The remaining two bedrooms are on the top floor and are served by a modern shower room.

Externally the property enjoys a level and private south-facing garden with paved area and artificial lawn. There is vehicular access from Cheriton Square with off-road



## LOCATION DESCRIPTION

Elmfield Road is well-located just minutes from the centre of Balham, and residents can enjoy a sense of community and a neighbourly atmosphere, making it an ideal place for families, professionals, and individuals alike.

The road is an extremely popular location given the excellent transport links in to the city via Balham mainline and underground stations and its proximity to the wide open spaces of Tooting Bee Common.









ELMFIELD ROAD  
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA

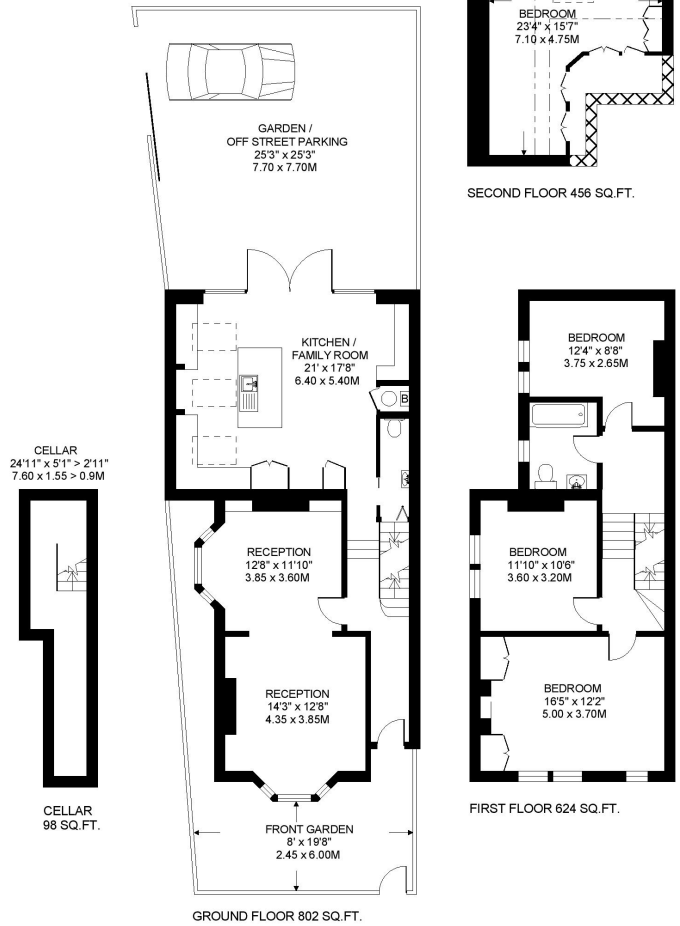
▬ = 1980 SQ.FT / 183.9 SQ.M.

APPROXIMATE ADDITIONAL AREAS

▨ = 36 SQ.FT / 3.3 SQ.M.

TOTAL AREAS SHOWN ON PLAN

2016 SQ.FT / 186.9 SQ.M.



Approximate Gross Internal Area = 186.9 sq m / 2016 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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