



Bedford Hill
Balham, SW12





An impressive double-fronted Victorian home offering beautifully furnished accommodation, an abundance of period character and a wonderful sense of privacy.

Set behind a secure gated entrance, the house makes an immediate impression with its striking double-width stained-glass front door. Inside, a spacious and light-filled entrance hall sets the tone for the rest of the property, which has been thoughtfully modernised while retaining many of its original features. A downstairs cloakroom is conveniently positioned off the hallway.

At the heart of the home is a superb open-plan kitchen, dining and family room. Designed with both everyday living and entertaining in mind, the kitchen is fitted with modern appliances and features a range cooker, pantry, Belfast sink and substantial central island with marble counter top. An array of almost floor-to-ceiling double-glazed sash windows, together with a charming bay, fill the room with natural light, while stable doors provide direct access onto the patio and garden.

There is also a generous and characterful reception room featuring a fireplace and two bay windows, with attractive views across the private rear garden.

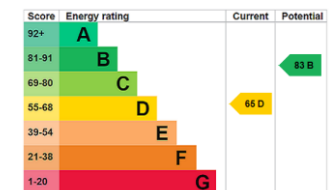
The first floor is home to an impressive principal bedroom suite, with high ceilings, a distinctive bay window and fitted wardrobes. The adjoining bathroom is well appointed with a separate bath and shower, together with twin marble basins. Two further double bedrooms and a family bathroom complete this floor.

On the second floor are two additional rooms, one currently arranged as a home office and the other as a guest bedroom with the benefit of a separate cloakroom. There is also extensive boarded and illuminated eaves storage running across the width of the house.

The property has been extensively upgraded by the current owners and is presented to an excellent standard throughout. Further benefits include a useful cellar, double-glazed sash windows and being offered with no onward chain.

Positioned on Dornton Road and Bedford Hill, the property is conveniently located close to the Heaver Estate and within easy reach of the wide selection of shops, cafés and restaurants in Balham. Balham station provides both Northern line Underground services and mainline connections, offering convenient access to the City and West End. The area is also well served by a selection of highly regarded state and independent schools, while the open green spaces of Tooting Common are just a short distance away.

Asking Price £1,750,000



Tenure: Freehold

Local Authority: London Borough of Wandsworth

Council Tax Band: F

Chestertons Wandsworth Common Sales

Chestertons Estate Agents

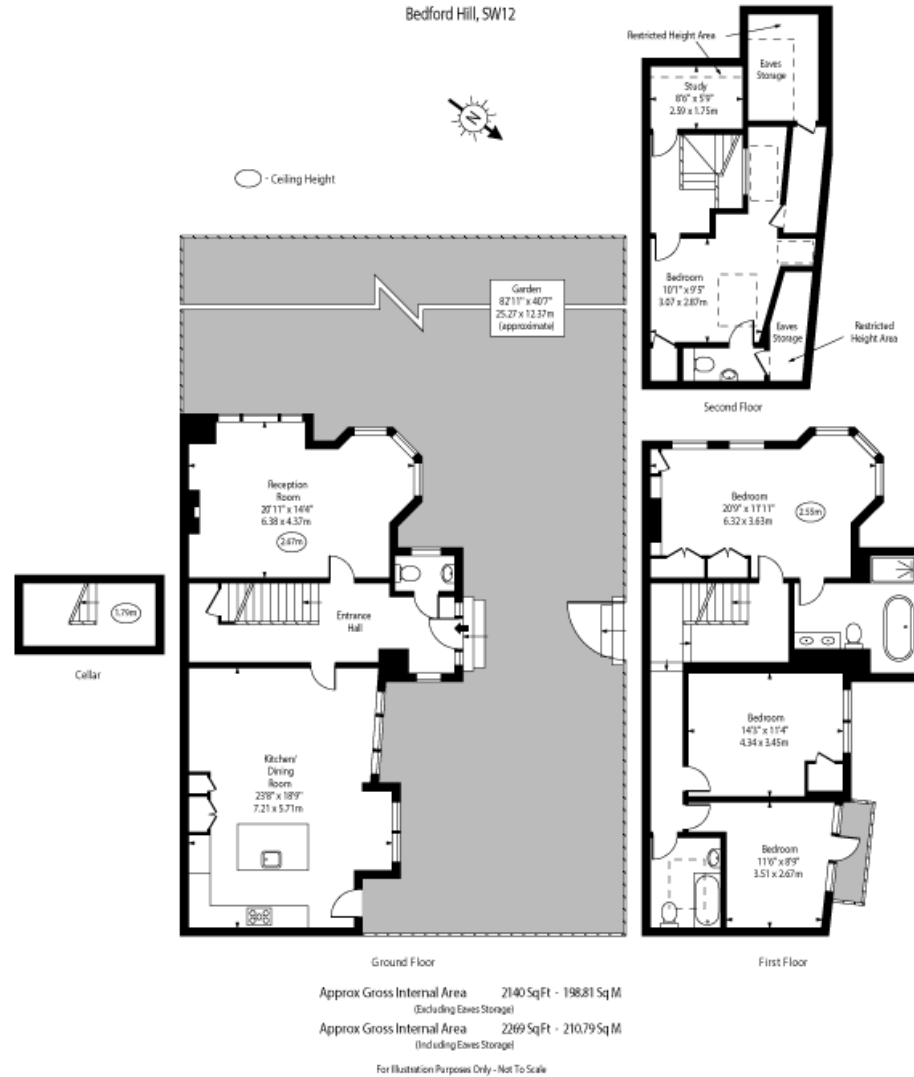
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