



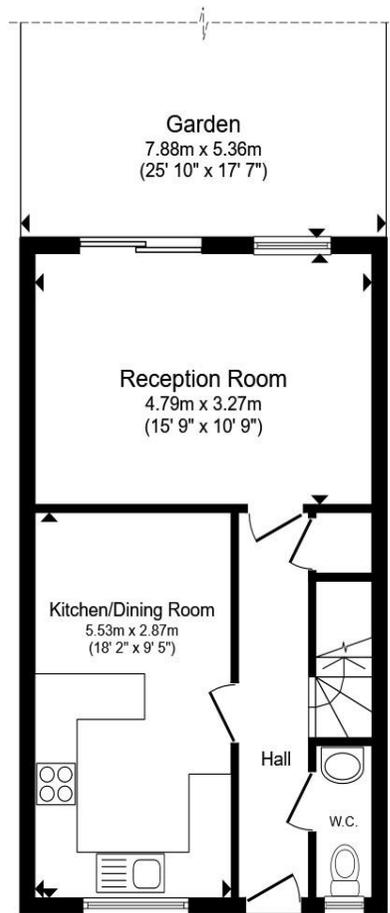
**Waverton Road, London SW18 3BY**

**welcome to**

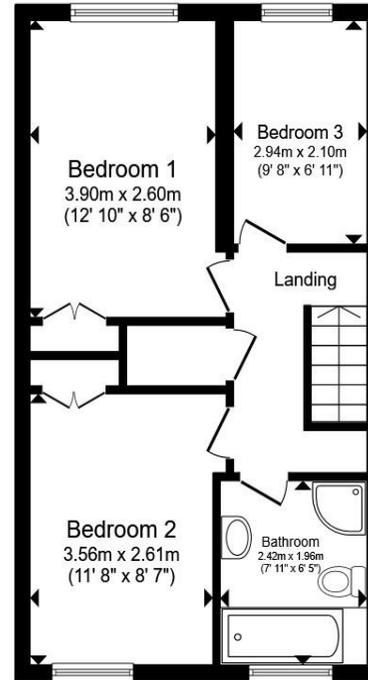
**Waverton Road, London**

Located close to Earlsfield town centre, this beautifully presented three bedroom family home offers well-proportioned rooms throughout. The house is rare to the market, and viewings come highly recommended.





**Ground Floor**



**First Floor**



Total floor area 81.0 m<sup>2</sup> (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Located on a sought-after residential road close to Earlsfield town centre, this beautifully presented three-bedroom family home combines contemporary upgrades with an exceptional sense of light, space and privacy.

The house opens into a welcoming entrance hall with a discreet downstairs WC, leading through to a stunning, recently refurbished kitchen/dining room. Finished to a high specification, the kitchen features top-of-the-line integrated appliances, including a Quooker boiling-water tap and a Bora hob with integrated extractor, creating a sleek, uncluttered space ideal for both everyday living and entertaining. To the rear, the airy and light-filled reception room spans the width of the house and enjoys generous glazing allowing natural light to pour in throughout the day. Large doors open directly onto the garden, creating a seamless flow between indoor and outdoor living.

The south-facing rear garden is a standout feature, offering an unusually high level of privacy. With no buildings directly positioned in front, the garden benefits from sunlight all year round, making it feel calm and secluded. Designed for low maintenance, the space is enhanced by mature olive trees and newly laid turf, providing an elegant, Mediterranean-inspired setting ideal for relaxing or entertaining.

Upstairs, the first floor provides three well-proportioned bedrooms (two generous doubles and a large single), a separate walk-in wardrobe area, and a beautifully appointed family bathroom, newly installed and complete with luxury underfloor heating. Additional storage is available via a large, part-boarded loft.

Externally, the property benefits from a neat front garden with bin storage, while the rear garden enjoys a sunny, open and private aspect rarely found so close to the centre of Earlsfield.

Waverton Road is ideally positioned moments from Earlsfield's vibrant high street, offering an excellent selection of shops, cafés and restaurants, as well as a short walk to Wandsworth's Southside Shopping Centre. Green open spaces including Wandsworth Common and King George's Park are nearby, and Earlsfield station provides fast mainline services into London Waterloo, complemented by a comprehensive local bus network.

welcome to

## Waverton Road, London

- Three Bedroom House
- Living Room and Separate Kitchen
- Private Garden with a Southerly Aspect
- Chain Free
- Close to Earlsfield Station and Local Amenities

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

# £725,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
EAR104629 - 0004

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