



**RAMPTON
BASELEY**

CALBOURNE ROAD, SW12 / FREEHOLD

SW12 / FREEHOLD

THIS SUPERB FIVE BEDROOM VICTORIAN FAMILY HOME MEASURES APPROXIMATELY 2,300 SQUARE FEET OF ACCOMMODATION AND IS ARRANGED OVER FOUR FLOORS. THE PROPERTY IS IMMACULATEDLY PRESENTED THROUGHOUT AND BOASTS GRAND PROPORTIONS IN ALL THE PRINCIPAL ROOMS AS WELL AS A FANTASTIC 78 FOOT LONG GARDEN.

Opening into a hallway an elegant reception room leads off to the left with a feature fireplace, original cornicing and large sash windows that allow in plenty of light. Beautiful flooring runs throughout to the second impressive reception room which boasts bespoke cabinetry and a useful W/C that leads off. The expansive open plan kitchen family room is located to the rear of the property. The kitchen itself has been tastefully finished and boasts plenty of wall and base units, integrated appliances and smart composite stone work surfaces. Well designed and providing plenty of space for a seating area, the room is perfect for both entertaining and everyday family living. Large overhead skylights and modern sliding doors flood the room with an abundance of natural light and open out to the incredible 78 foot long garden. A useful utility room, featuring plenty of storage, and cellar space can be found on the lower ground floor.

Two well sized double bedrooms are arranged over the first floor along with a modern family bathroom, both bedrooms benefit from inbuilt wardrobes, providing plenty of storage. A further three bedrooms are arranged over the upper levels along with a second family bathroom and a separate study including access to the eaves storage.

This impressive house is positioned in the highly desirable area known locally as the 'Nightingale Triangle' on Calbourne Road. The amenities of Bellevue Road and Balham High Road are a short walk away as are the open spaces of Wandsworth Common. Transport can be found at Wandsworth Common overland, which is an approximate five-minute walk. Several excellent private and state schools are nearby, subject to catchment each year.



**FIVE BEDROOMS | OPEN PLAN
KITCHEN FAMILY ROOM | TWO
RECEPTION ROOMS | CELLAR |
UTILITY ROOM | TWO BATHROOMS |
STUDY | 78 FOOT LONG GARDEN**

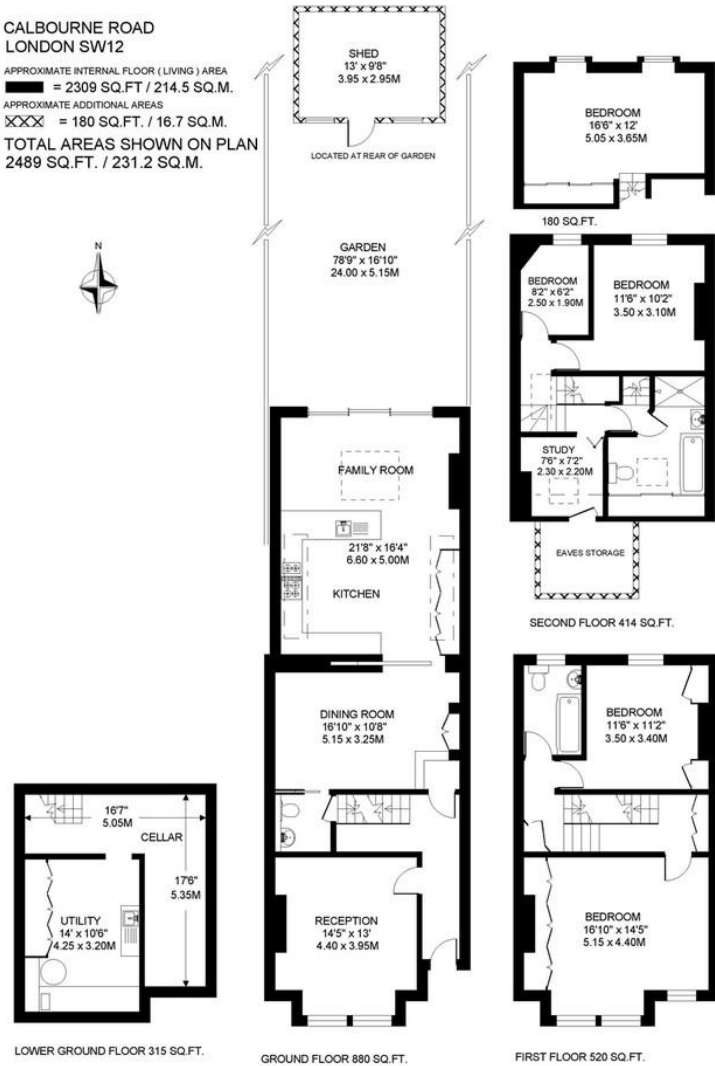


CALBOURNE ROAD
LONDON SW12

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 2309 SQ.FT / 214.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 180 SQ.FT. / 16.7 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2489 SQ.FT. / 231.2 SQ.M.



COPYRIGHT:
 FLOOR PLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplans.co.uk
 This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the BCS Code of Measuring Practice.
 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW 11 | 020 7228 5111
 BELLEVUE ROAD SW 17 | 020 3846 0999
 HEAVER & TOOTING BEC SW 17 | 020 8767 7079

www.ramptonbaseley.com

