



Wroughton Road
Wandsworth
SW11





Property

This impressive 4 bedroom family home of over 2,240 sq feet is offered in good decorative condition throughout. To the front of house is a pretty bay fronted reception room which enjoys a view up Roseneath road and brings lots of light to the room. The second reception room is separated by original double doors and is used as an informal reception room / snug. Access through to the kitchen family room can be found here or via the entrance hallway which leads to a guest cloakroom and stairs down to the cellar and utility area. The well-appointed kitchen is cleverly designed to provide ample storage and integrated appliances and features a large range cooker along with both dining and family areas. Bi fold doors open from the kitchen onto a private West facing garden with patio then easy grass bordered with mature plants and shrubs. The first floor comprises a fantastic principle suite with walk through wardrobes and delightful en suite with both free-standing bath and separate shower. On this level is also a further bedroom towards the back of the house and family bathroom with shower and bath facilities. The second floor half landing comprises another bedroom and shower room with a large bedroom with eaves storage on the top floor. The house is in good decorative condition throughout and retains many original features.

Location

Wroughton Road is a popular road ideally situated between the commons. Northcote Road with its many shops and restaurants is a short walk. There are good transport links both by bus on Bolingbroke Grove and train from Wandsworth Common Station offering frequent trains to Victoria/Waterloo via Clapham Junction. The area as a whole boasts a wonderful selection of schools and include locally Broomwood Hall, Northcote Lodge, Thomas's, Finton House. There are also excellent local sporting amenities for children including Battersea Ironsides junior rugby, and The Spencer cricket and Magdalen Park tennis clubs.



London Borough of Wandsworth

Guide price available on request

Freehold



WROUGHTON ROAD
BATTERSEA SW11
APPROXIMATE INTERNAL FLOOR AREA
2242 SQ.FT. / 208.3 SQ.M.
PLUS EAVES STORAGE 72 SQ.FT. / 6.7 SQ.M.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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