



Ritherdon Road, Wandsworth **SW17**

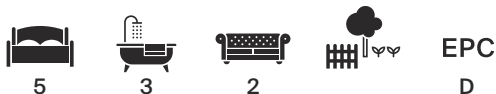


Ritherdon Road, Wandsworth SW17

A substantial family home of over 3,000 sq ft for sale in the Heaver Estate. Set back from the road, the house has a wide entrance foyer, and a pretty stained glass front door opens on to a generous hallway. To the front of the house is an elegant reception room with large windows, a marble fireplace, and alcove storage. Behind it is a second reception room, used as a more informal family snug with another decorative fireplace and open fire.

Ritherdon Road is located within the much sought-after conservation area of the Heaver Estate and is one of the most popular streets. There are a broad range of shops and restaurants within easy reach. Good transport links are within walking distance, Balham Northern line tube and the overland rail services at Balham allow quick access to both the city and West End. The green expanse of Tooting Common is only minutes away.

•All distances quoted are approximate



Guide price: £2,250,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G

The well-appointed kitchen/breakfast room is accessible from both the snug and the central hallway, making the space work well for a family. It comprises a range of fitted cupboards, built-in appliances, and a central island unit. French doors allow access to the private garden, which is landscaped with a mix of mature shrubs and borders along with a grass lawn. Traditionally there is private rear access to Childerbert Road. On the first floor is a large principal bedroom suite, and to the rear is a shower room and a back bedroom. There are three more generous bedrooms and a family bathroom on the second floor. The rooms to the rear of the house all enjoy views out over the neighbouring gardens. Additionally, there is plenty of eaves storage.









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.



Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only.

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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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Particulars dated February 2022. Photographs and videos dated February 2022.

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