



Balham Park Road, Wandsworth, London SW12



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Set back from the road and with the benefit of off street parking the house is approached via a pretty pathway. The front door opens into a generous hallway which offers routes throughout the ground floor. To the left, a large double reception room, the first section with a bay window to the front, a fireplace with open fire and to the back, a TV snug area with bespoke cabinetry and french doors leading out on to the garden.

On the right hand side of the house is a wonderful kitchen/breakfast room which comprises a room to the front used as dining, again with a large bay, fireplace and alcove storage. The kitchen flows from this space and is formed of solid wood units, integrated appliances and an AGA which has a companion module.

To the back of the house is a glorious family room with wrap around glass roof

which floods the space with light and a cosy fireplace. There is also access to a guest WC and the large utility and store rooms on the lower ground floor. Double doors open out on to the mature, south-facing garden which is particularly private and formed of patio area and lawn. There is side access to the front of the house.

On the first floor is a fantastic principal suite which is formed of three rooms into one. A bedroom at the back of the property overlooking the garden, a generous en suite with roll top bath and separate shower, as well as a walk-in wardrobe.



Guide price: £3,950,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G

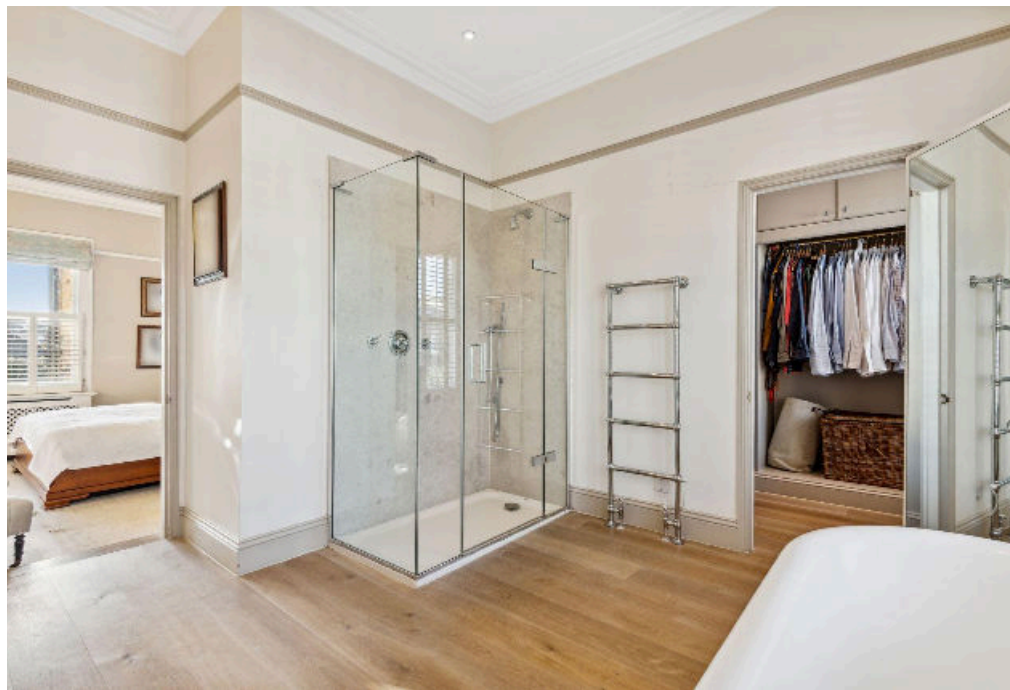




There are a further two substantial bedrooms on this floor, along with a study and shower room on the half landing below. The half landing to the second floor has a guest bedroom with en suite bathroom and there is another large bedroom en suite on the top floor which further benefits from excellent storage space within the eaves.

The house is in excellent decorative condition throughout. Double fronted houses are particularly popular due to their shape and width, furthermore there have been limited opportunities to purchase on this side of and this end of Balham Park road for many years.



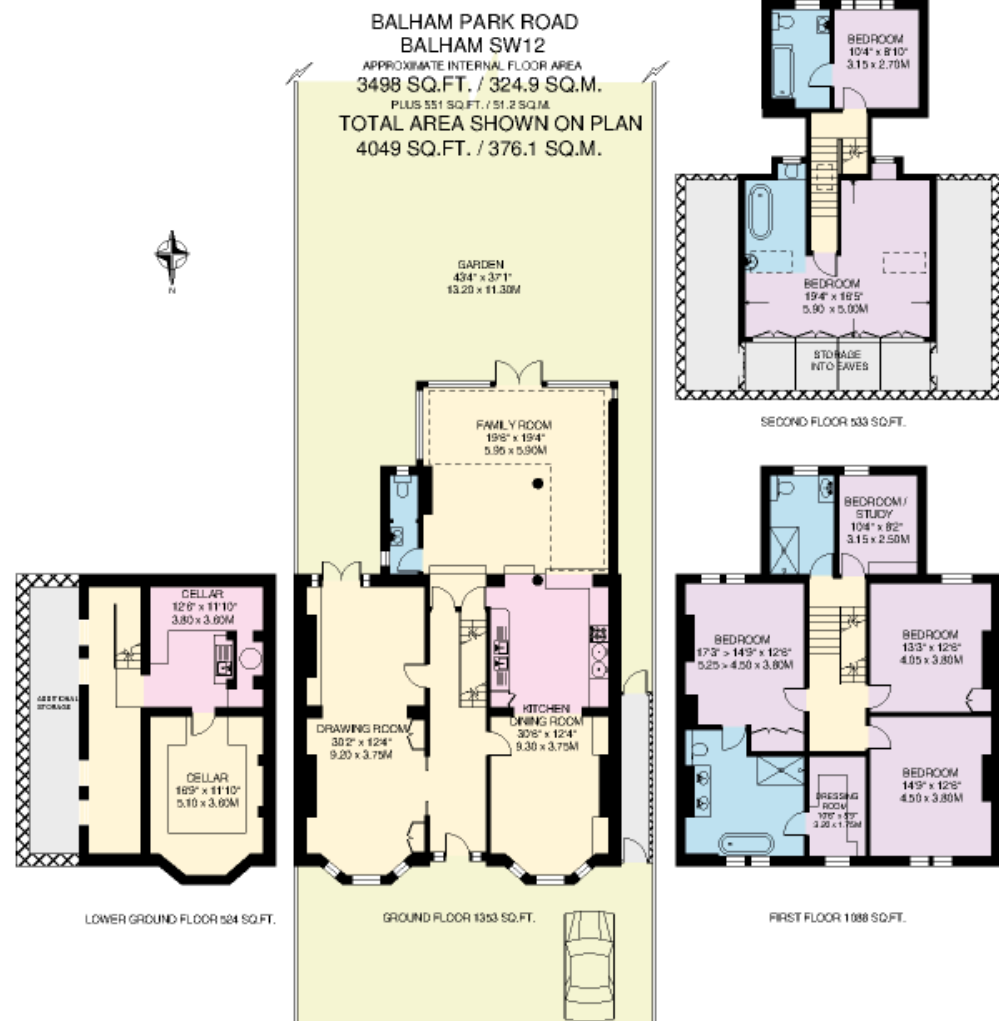




Location

Balham Park Road is a popular road ideally situated on the doorstep of Wandsworth Common. It's located only a short walk from the shops and restaurants of Bellevue Road and Northcote Road. There are good transport links both by bus on Trinity Road and train from Wandsworth Common Station, offering frequent trains to Victoria and Waterloo via Clapham Junction. Balham Station is approx. 0.6 miles away. The area has a wonderful selection of schools including Broomwood Hall, Northcote Lodge, Thomas's and Finton House. There are also excellent local sporting amenities for children, including Battersea Ironsides Junior Rugby and The Spencer Cricket and Magdalen Park Tennis Club.





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.

12/21/2024
PROPERTY RESEARCH FOR 18-08-2023 BY PLO/SP/CS/MB
FLOOR PLAN: 12/21/2024 - 18:00:00. ALL RIGHTS RESERVED. PHOTO: 12/21/2024
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FLOOR PLAN: 12/21/2024 - 18:00:00. ALL RIGHTS RESERVED. PHOTO: 12/21/2024

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We would be delighted to tell you more

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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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