



Ellerton Road, Wandsworth **SW18**



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Entering the spacious hallway, you're greeted with warmth and comfort. To the right, a cosy reception room provides a tranquil retreat. Towards the back, an inviting open-plan kitchen/reception room awaits, flooded with natural light. Thoughtfully designed, this space is remarkably versatile, perfect for family gatherings. An impressive dining area seamlessly merges with the relaxed family zone, offering views of the picturesque southwest-facing garden. The well-appointed kitchen features a large central island, breakfast bar, integrated appliances, and ample storage. Additionally, a convenient W.C. and utility room with its own driveway entrance complete this level.



Guide price: £2,800,000

Tenure: Available freehold

Local authority: G

Council tax band: London Borough of Wandsworth



Floor-to-ceiling doors and windows at the rear blur the lines between indoors and outdoors, enhancing the sense of spaciousness and brightness. The impeccably maintained, approximately 50ft South Westerly garden provides an ideal setting for al fresco dining and entertaining during the warmer months. Ascending to the first floor, you'll discover three generously proportioned double bedrooms, including an impressive principal suite. The principal suite boasts a walk-in dressing room and a luxurious ensuite bathroom. Bedrooms 2 and 3 also offer ample space and come equipped with large built-in wardrobes. A beautifully appointed family bathroom completes this floor. Venturing to the second floor reveals two additional double bedrooms, each with its own built-in storage, along with an additional family bathroom, providing ample accommodation for family or guests.

Descending to the lower ground floor, a spacious family room/games room offers a versatile space for relaxation and entertainment.

This remarkable family home effortlessly combines modern luxury with practicality, offering an unparalleled living experience in a prime location within the Magdalen Estate conservation area.



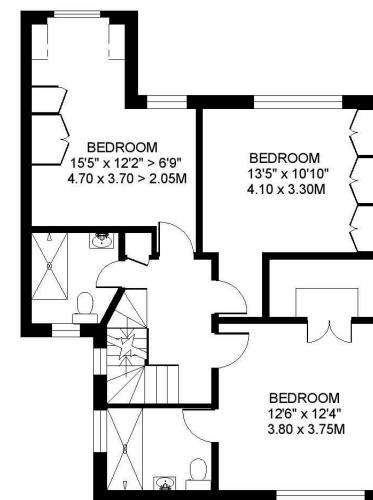
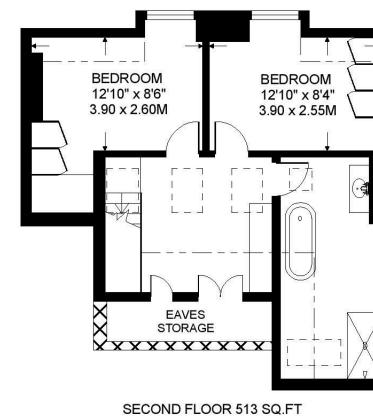
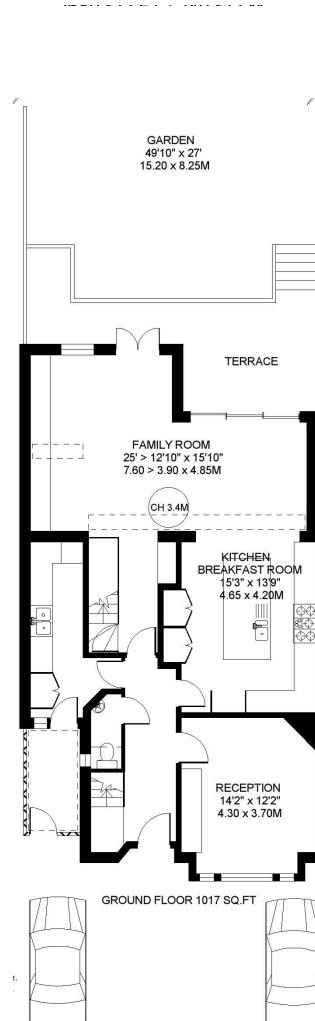
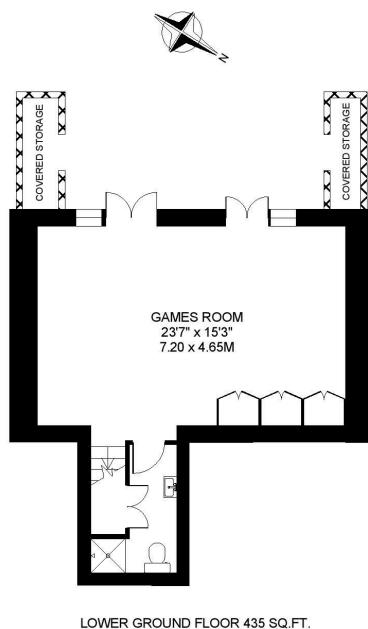




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Total Area Shown on Plan
260.1 sq m / 2,800 sq ft

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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We would be delighted to tell you more

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Particulars dated 07.06.2024. Photographs and videos dated 23.04.2024.

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