



Elmfield Road, Balham **SW17**

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# Elmfield Road, Balham SW17

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This 2035 sq ft home is perfectly laid out for family living, with plentiful storage and convenient side access.

At the front of the house is the separate sitting room with intricate cornicing and ceiling rose. The working fireplace has original cabinetry on either side and the lovely bay window to the front fills the room with light.



**Guide price:** £1,600,000

**Tenure:** Available freehold

**Local authority:** London Borough Wandsworth

**Council tax band:** E



The second reception room makes a perfect additional sitting area or playroom and flows through into the wider than average kitchen/family room. The Harvey Jones kitchen provides ample storage and is equipped with modern integrated appliances. A large central island creates great workspace and additional storage. Floor-to-ceiling glass doors open out onto the mature, private garden, which has a combination of paving and astroturf, perfect for entertaining during the summer months given its south-facing aspect.

There is a convenient WC on this level, as well as access to a generous cellar which doubles as storage and a utility room, with useful additional sink.

Upstairs, the main bedroom to the front is bright and spacious with charming feature fireplace and pretty ceiling plasterwork. The current owners have created a useful soundproof study area just off the bedroom, a perfect space for working from home.

There are two further double bedrooms on the first floor, each with lovely feature fireplaces and built-in storage. The family bathroom completes this floor.

Upstairs, there is a walk-through dressing room with an array of floor-to-ceiling storage cupboards, flowing through into a large, stylish bathroom, complete with dual sinks, separate bath and large walk-in shower. At the top of the house is the delightful guest bedroom with air-conditioning and a Juliet balcony looking out over the neighbouring gardens. There is access to enormous eaves storage, as well as an en-suite shower room.

This home is a beautiful blend of period features and timeless style, just moments from the restaurants and amenities of Balham.







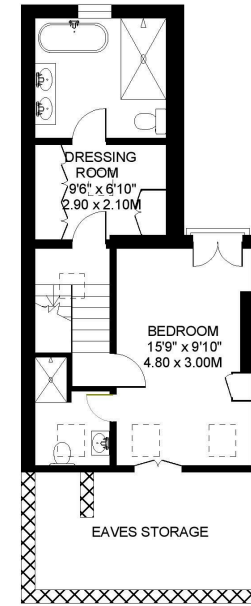
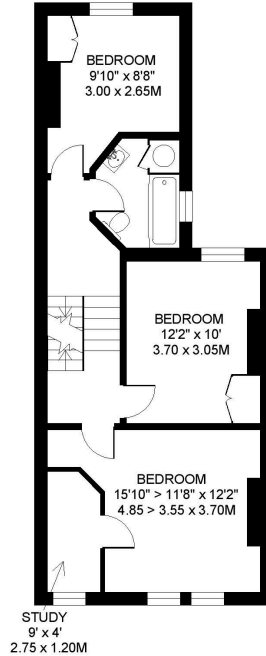
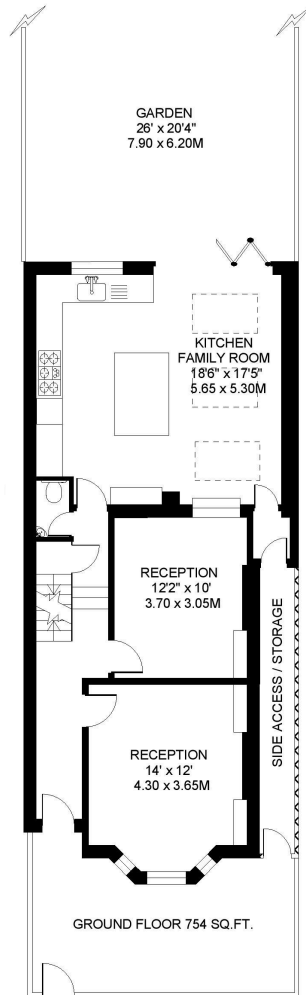
Elmfield Road, SW17  
**Approximate Internal Floor Area**  
**1,842 sq ft / 171.1 sq m**  
**Total Area Shown on Plan**  
**2,035 sq ft / 189 sq m**

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.

UTILITY  
CELLAR  
 24'9" x 5'3" > 3'5"  
 7.55 x 1.60 > 1.05M



108 SQ.FT.



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