



Herondale Avenue, Wandsworth SW18



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This impeccably presented, five bedroom semi-detached family home is situated on a popular residential road in Wandsworth, set behind off street parking.

The property itself offers a wealth of natural light, as well as a great deal of living and entertaining space.



Guide price: £3,250,000

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: G



As you enter the property, you are greeted by a large hallway and a superb galleried stairwell. On the right-hand side is the beautifully presented reception room, benefiting from a large bay window, allowing natural light to flow throughout. Beyond that is a large dining room with folding doors leading to the rear of the ground floor, where you find a spacious open-plan kitchen/dining area/family room. The kitchen benefits from a large peninsula, which also doubles up as a breakfast bar, as well as an array of built-in storage space. Large bi-fold doors lead out to the well-kept mature 70-foot garden, which features a large patio/seating area at the front. This space is perfect for outside entertaining and al fresco dining in the sunnier months. The cloakroom is also located on this floor. There is also a useful cellar, currently used for storage but could be converted subject to planning.

The first floor comprises three double bedrooms. The immaculately presented principal suite is located at the rear of the first floor, benefiting from twin walk-in wardrobes with ample built-in storage space, as well as a large en suite bathroom with twin sinks, a large freestanding bath, as well as a walk-in shower. There are a further two double bedrooms, one with an en suite, and a family bathroom with a utility cupboard on the second floor. Both bedrooms also benefit from built-in storage.

Herondale Avenue is one of Wandsworth's most favoured streets on account of its wide tree lined aspect and proximity to Wandsworth Common. There are good rail links from Wandsworth Common into Victoria and from Earlsfield into Waterloo.



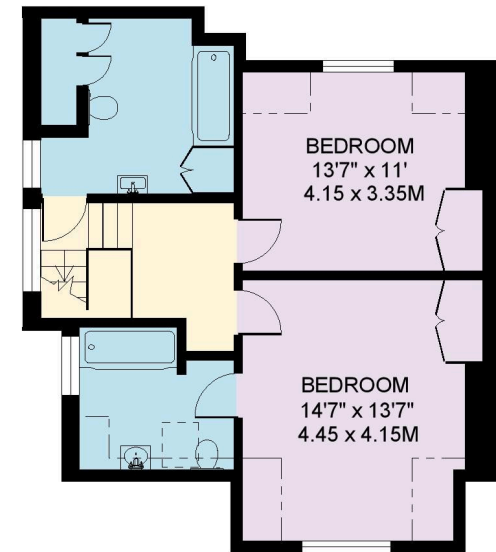
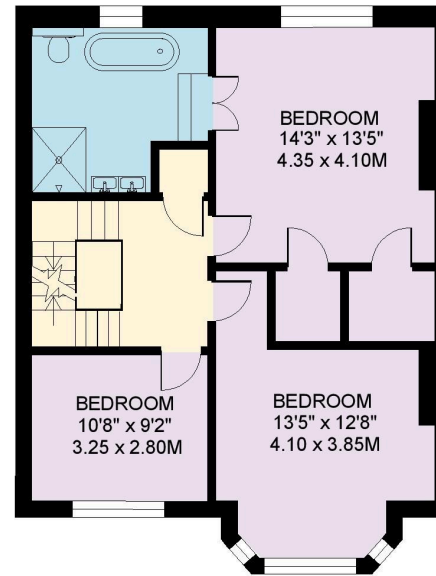
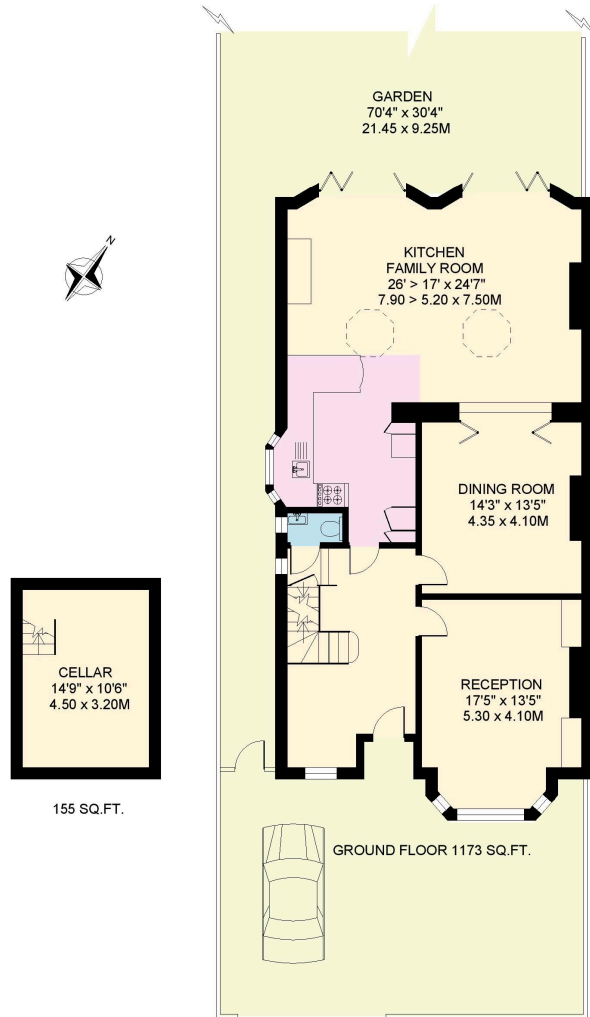




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Approximate Internal Floor Area
2,640 sq ft / 245.3 sq m

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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Particulars dated 18/04/2027. Photographs and videos dated 02/04/2024.

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