 RAMPTON
BASELEY

LECKFORD ROAD, SW18 / FREEHOLD

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THIS FANTASTIC, THREE-BEDROOM HOUSE IN THE SOUGHT-AFTER MAGDALEN PARK CONSERVATION AREA OFFERS APPROXIMATELY 1,257 SQ FT OF THOUGHTFULLY DESIGNED ACCOMMODATION. THE PROPERTY'S SUPERB BENEFITS INCLUDE A CONTEMPORARY HOME OFFICE, SOUTH-WEST-FACING GARDEN AND OFF-STREET PARKING, AS WELL AS ALSO OFFERING THE POTENTIAL TO FUTHER EXTEND, SUBJECT TO PLANNING PERMISSION.

To the left of the welcoming entrance hall is the elegant reception room, benefitting from bespoke, built-in cabinetry that flanks the chimney breast and a modern fireplace.

The hallway then leads through to the heart of the home, the stunning kitchen/family room. Considerately extended to maximise space, style and practicality, this light-filled room has both a lovely sense of cohesion as well as defined seating and dining areas, providing the perfect space for everyday living and entertaining. The kitchen itself is finished with plenty of wall and base cabinets, integrated appliances and a breakfast bar; along with an enclosed utility area and w/c adjacent. Bi-folding doors flood the room with natural light and open out to the landscaped, southerly-aspect garden featuring a patio space for al fresco dining and an artificial lawn area. A home office at the rear of the garden completes the ground floor.

Situated on the first floor are the three, bright and airy double bedrooms, including the principal, which boasts excellent built-in storage. A well-appointed and recently modernised family bathroom completes this wonderful house.

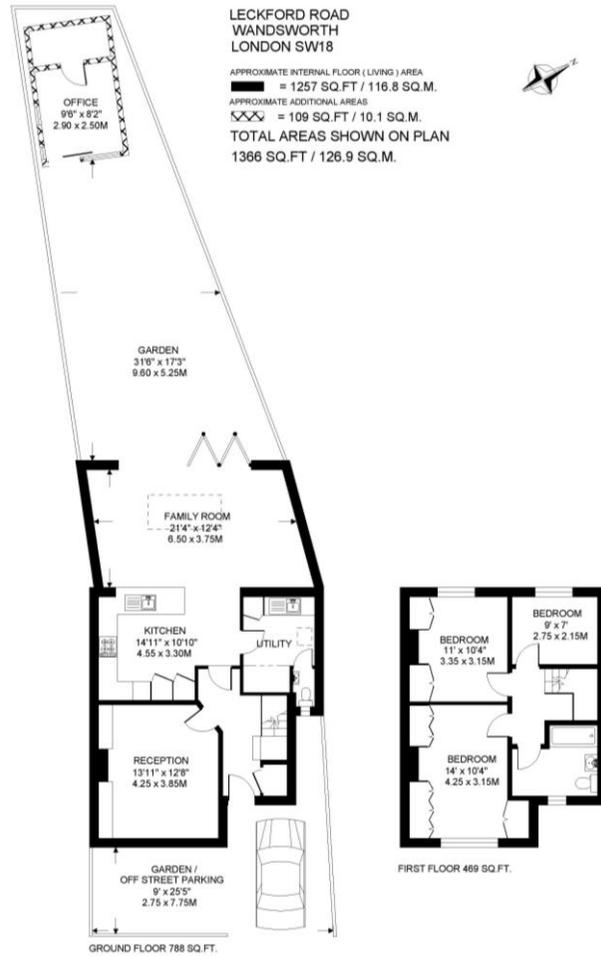
Situated on the popular Leckford Road in the heart of Earlsfield, this delightful home is well placed for the green, open spaces of Wandsworth Common and King George's Park as well the Magdalen Park Lawn Tennis Club. The amenities of the vibrant Garratt Lane and the more extensive shopping of The Southside Centre are both within easy access. Earlsfield station is just a short walk away and connects this pretty corner of south-west London with Central London in just 15 minutes. A number of popular schools are also within easy reach, subject to catchment each year.

Council Tax Band: D | EPC: C | Tenure: Freehold



**KITCHEN/FAMILY ROOM |
RECEPTION ROOM | THREE DOUBLE
BEDROOMS | BATHROOM | GARDEN
| UTILITY ROOM WITH W/C | HOME
OFFICE | OFF-STREET PARKING**





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This plan is proportionally correct, but not to a given scale, and is for guidance only, and must not be relied upon as a statement of fact.
All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.
Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at floor level.

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



ALL STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE MADE WITHOUT RESPONSIBILITY ON THE PART OF RAMPTON BASELEY ESTATE AGENTS

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