



 RAMPTON
BASELEY

CAPERN ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

LOCATED ON A PRETTY TREE LINED STREET IS THIS FANTASTIC FOUR-BEDROOM FAMILY HOME. MEASURING APPROXIMATELY 1608 SQ FT, THE ACCOMMODATION IS ARRANGED OVER THREE FLOORS, WITH GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS. BEAUTIFULLY PRESENTED THROUGHOUT, THE PROPERTY PROVIDES PLENTY OF NATURAL LIGHT AND BENEFITS FROM A WEST FACING GARDEN WITH GARDEN STORAGE.

Upon entrance to the left is a wonderfully bright double reception, boasting a feature fireplace, large bay windows and beautiful wooden floors which flow throughout. The reception leads through to a spacious kitchen with plenty of wall and base units, central island and integrated appliances. As well as advantaging from skylights, bi-fold doors open out into the garden and flood the room with natural light. The garden itself extends to just over 39 ft and advantages from garden storage.

Two double bedrooms can be found on the first floor, with the principal benefitting from bespoke wardrobes, feature fireplace and bay windows. A family bathroom can also be located on this level. Two additional bedrooms and a further bathroom are arranged over the second floor.

This superb property is positioned on Capern Road. The open spaces of Wandsworth Common are a short walk away, as are the local amenities of Bellevue Road with more extensive shopping available at The Southside Centre. Transport links to the city can be found at Earlsfield Station, providing frequent services into Waterloo.

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



FOUR BEDROOMS | TWO
BATHROOMS | DOUBLE RECEPTION |
KITCHEN | GARDEN | GARDEN
STORAGE | EAVES STORAGE |
CELLAR

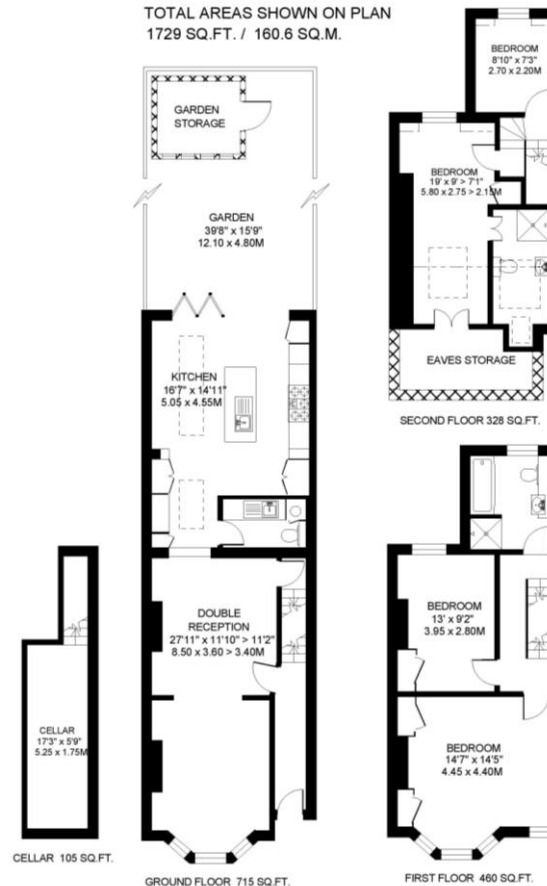


CAPER N ROAD
WANDSWORTH
LONDON SW18

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
= 1608 SQ.FT / 149.4 SQ.M.

APPROXIMATE ADDITIONAL AREAS
XXX = 121 SQ.FT. / 11.2 SQ.M.

TOTAL AREAS SHOWN ON PLAN
1729 SQ.FT. / 160.6 SQ.M.



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FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" by www.floorplanners.co.uk
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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