



 RAMPTON  
BASELEY

TILEHURST ROAD, SW18 / FREEHOLD

## SW18 / FREEHOLD

**THIS STUNNING FOUR-BEDROOM FAMILY HOUSE IS PRESENTED IN EXCELLENT DECORATIVE ORDER WITH A GREAT SENSE OF NATURAL LIGHT AND SPACE THROUGHOUT. THE SEMI-DETACHED PROPERTY IS SET BACK FROM THE ROAD AND BENEFITS FROM OFF-STREET PARKING, COVERED SIDE ACCESS TO THE UTILITY AND GARDEN WITH AN EXCELLENT GARDEN ROOM/OFFICE.**

The property opens to an elegant hallway which leads onto a fabulous open-plan living space running all the way to the back of the house. Immediately to the right is an attractive, glazed sliding door which opens onto the smart front reception room with feature fireplace, bespoke cabinetry flanking the chimney breast and a bay window which floods the room with light. The expansive L-shaped open-plan family room begins with excellent bespoke storage on one wall with plenty of space for comfortable seating. The dining area is incredibly bright thanks to the skylights above and the bi-fold doors which run the full width of the back of the house. The kitchen itself has a good range of white gloss contemporary wall and base units, fully integrated appliances including a range cooker, grey marble worksurfaces and a large island. The spacious garden is laid with wooden decking, grass and surrounded by mature borders. To the rear is an excellent garden room which has a WC, plumbing and electrics making it ideal as a home office or additional family room. A downstairs cloakroom and well-appointed utility room complete the ground floor accommodation. There is a doorway directly from the utility room onto the side access, ideal for the arrival of muddy boots!

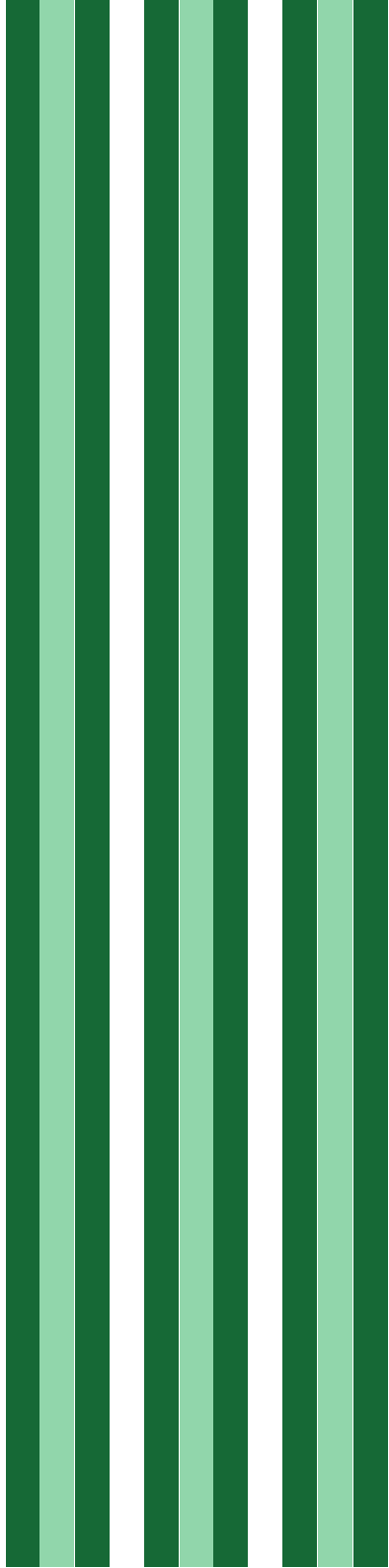




SEMI-DETACHED HOUSE | RECEPTION  
ROOM | OPEN PLAN KITCHEN FAMILY  
DINING ROOM | FOUR BEDROOMS

TWO BATHROOMS | UTILITY | GARDEN  
ROOM | 47 FT GARDEN | OFF-STREET  
PARKING





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Two good-sized double bedrooms are to be found on the first floor; both benefit from built-in wardrobes and the room to the front boasts the attractive bay window. A third bedroom/excellent study space and a family bathroom completes the first-floor accommodation. Stairs lead up to the second floor and the principal suite that includes a large window showcasing rooftop views, an en suite bathroom with a shower over the bath as well as good built-in wardrobes and additional storage in the eaves.

Tilehurst Road is a popular residential street within the Magdalen Estate. The amenities of Bellevue Road are within easy walking distance, as are the wide-open spaces of Wandsworth Common. There are great transport options with the overground at both Wandsworth Common and Earlsfield approximately a ten-minute walk away, as well as the Northern Line tube connection at Tooting Bec. There are several excellent state and independent schools nearby, subject to catchment each year.

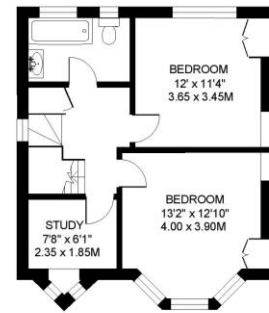
Council Tax Band: F | EPC: D | Tenure: Freehold



TILEHURST ROAD  
WANDSWORTH  
LONDON SW18



APPROXIMATE INTERNAL FLOOR (LIVING) AREA  
 ■ 1652 SQ.FT / 153.4 SQ.M.  
 APPROXIMATE ADDITIONAL AREAS  
 ☒ 475 SQ.FT. / 44.1 SQ.M.  
 TOTAL AREAS SHOWN ON PLAN  
 2127 SQ.FT. / 197.5 SQ.M.



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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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