



 RAMPTON
BASELEY

TRANMERE ROAD, SW18 / FREEHOLD

SW18 / FREEHOLD

THIS ATTRACTIVE FIVE-BEDROOM FAMILY HOME MEASURES APPROXIMATELY 2,241 SQ FT OF ACCOMMODATION AND IS PRESENTED BEAUTIFULLY THROUGHOUT. THE PROPERTY BENEFITS FROM GOOD PROPORTIONS IN ALL THE PRINCIPAL ROOMS AND SHOWCASES A FANTASTIC GARDEN.

A wonderfully light and bright reception room can be found to the front of the property, benefitting from large bay windows, feature fireplace, and wooden floors which flow throughout. A snug can be found adjacent, also displaying wooden floors and a feature fireplace.

To the rear is an expansive kitchen dining room, boasting plenty of wall and base units, integrated appliances and a central island and breakfast bar. With ample room for a dining table, the space is perfect for everyday living and entertaining. Bi folding doors, as well as skylights, allow in an abundance of natural light and open out into a wonderfully landscaped garden.

Three bedrooms are arranged over the first floor along with a family bathroom, with a further two bedrooms and an additional bathroom located on the second floor. Storage in the eaves and a cellar completes the property.

This superb property is situated on Tranmere Road, moments away from Garratt Green and a short walk from the open spaces of Wandsworth Common. The amenities of Garratt Lane and Bellevue Road are both within easy walking distance as are the transport facilities of Earlsfield Overground station.

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

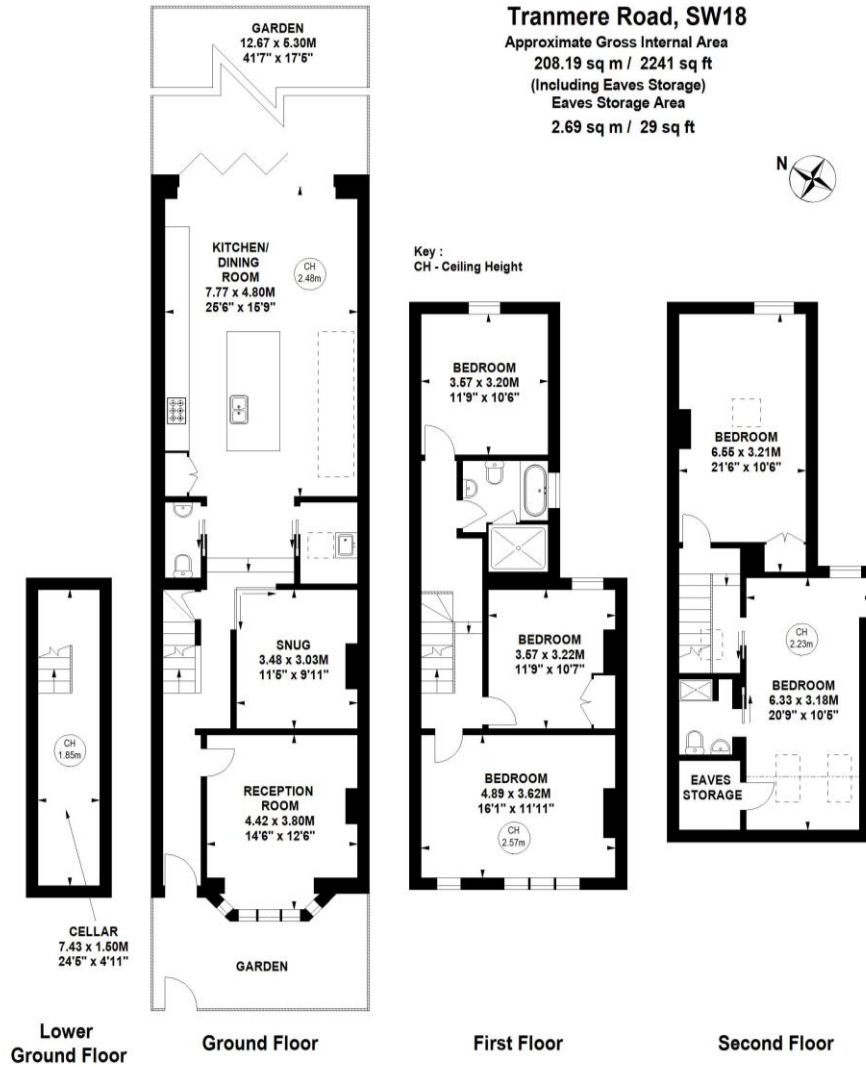


**FIVE BEDROOMS | TWO BATHROOMS
| RECEPTION ROOM | KITCHEN
DINING ROOM | SNUG | GARDEN |
CELLAR | EAVES STORAGE**



Tranmere Road, SW18

Approximate Gross Internal Area
 208.19 sq m / 2241 sq ft
 (Including Eaves Storage)
 Eaves Storage Area
 2.69 sq m / 29 sq ft



Not to scale, for guidance only and must not be relied upon as a statement of fact.
 All measurements and areas are approximate only

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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