 RAMPTON
BASELEY

LANGROYD ROAD, SW17 / FREEHOLD

SW17 / FREEHOLD

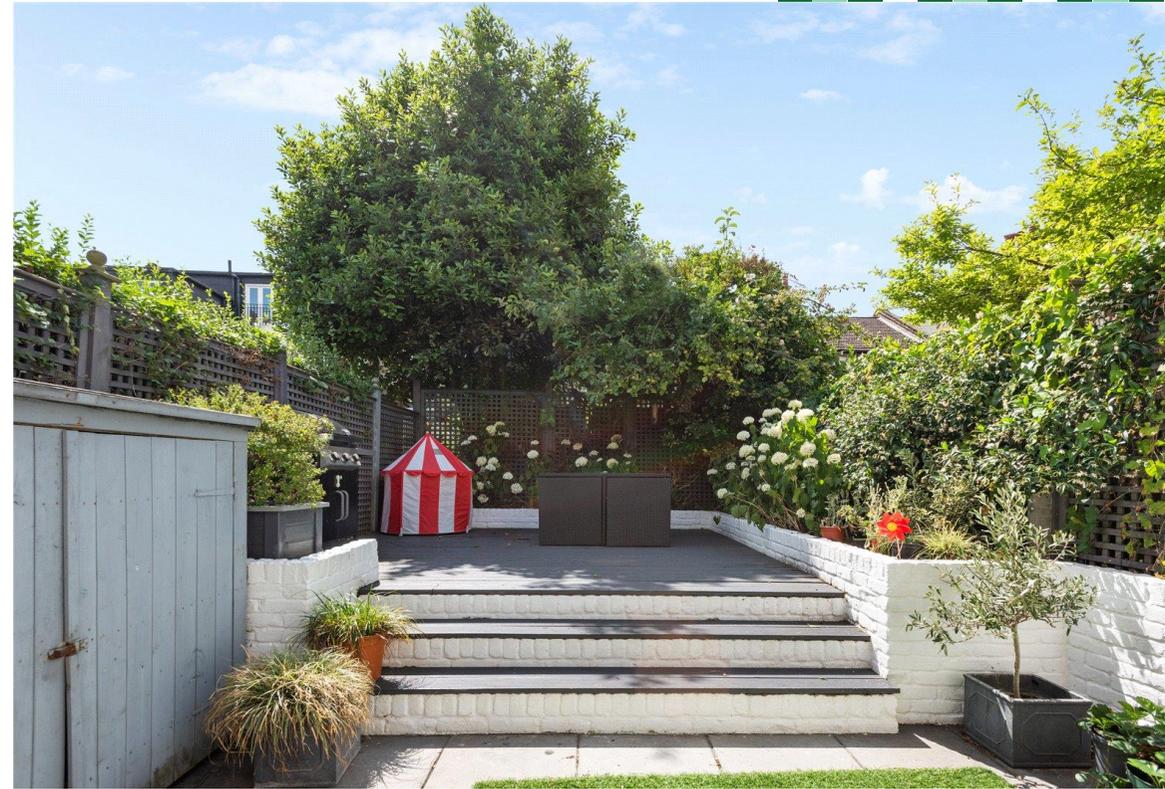
THIS SUPERB FAMILY HOME MEASURES APPROXIMATELY 1,425 SQ FT AND IS BEAUTIFULLY PRESENTED THROUGHOUT, BOASTING A LOVELY FEELING OF LIGHT AND SPACE AND GRAND PROPORTIONS IN ALL THE PRINCIPAL ROOMS, AS WELL AS AN ATTRACTIVE, SOUTH-FACING LANDSCAPED GARDEN THAT MEASURES JUST OVER 30 FT IN LENGTH.

The property opens to a hallway with the double reception room leading off to the left. The room boasts two fireplaces, high ceilings and wooden flooring which flow throughout. The light and spacious open-plan kitchen family room is to the rear of the property, with the kitchen itself benefitting from plenty of modern wall and base units, surface space and integrated appliances. Patio doors open out into the garden which displays a superb patio area with ample room for outdoor seating.

Three double bedrooms can be found on the first floor, with the principal bedroom showcasing bespoke wardrobes and a feature fireplace. A family bathroom completes this level. A further double bedroom is arranged over the second floor and benefits from an en suite bathroom. Additional storage can be found in the eaves.

This fantastic property is situated on Langroyd Road, with the amenities of Tooting Bec being a short walk away, as well as the open spaces of both Wandsworth and Tooting Bec Commons. Transport links into the City are available at both Tooting Bec Underground and Wandsworth Common Overground (both within easy walking distance). There is an excellent selection of state and private schools in the area, which are subject to catchment and entrance each year.

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



**DOUBLE RECEPTION ROOM | FOUR
BEDROOMS | TWO BATHROOMS |
KITCHEN FAMILY ROOM | 30 FT
SOUTH-FACING LANDSCAPED
GARDEN**



LANGROYD ROAD
LONDON SW17

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 1425 SQ.FT / 132.4 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 [XX] = 72 SQ.FT. / 6.7 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 1497 SQ.FT. / 139.1 SQ.M.



COPYRIGHT
 FLOORPLAN PRODUCED FOR "RAMPTON BASELEY" BY WWW.RAMPTONBASELEY.CO.UK
 This plan is professionally created, 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 sizes 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

RAMPTON BASELEY OFFICES

NORTHCOTE ROAD SW11 | 020 7228 5111
 BELLEVUE ROAD SW17 | 020 3846 0999
 BALHAM HIGH ROAD SW17 | 020 8767 7079
 GARRATT LANE SW18 | 020 8879 6205

www.ramptonbaseley.com

