



 RAMPTON
BASELEY

BECMEAD AVENUE, SW16 / FREEHOLD

SW16 / FREEHOLD

THIS BEAUTIFUL SEMI-DETACHED EDWARDIAN HOUSE IS SITUATED ON THIS SUPERB ROAD. BECMEAD AVENUE IS A PARTICULARLY LEAFY AND WIDE RESIDENTIAL STREET. THE HOUSE MEASURES APPROXIMATELY 25 FT IN WIDTH WHICH GIVES ALL THE PRINCIPAL ROOMS FANTASTIC PROPORTIONS.

The house retains many of its original features, most notably the grand winding staircase, which makes such an impact as you enter the generous ground floor hall. There is a reception room to the front of the ground floor with a square bay window, and an original fireplace. The second reception room boasts two impressive, glazed panels as well as a glazed door that opens directly to the west-facing garden. The fireplace in this room is magnificent and is flanked by built-in joinery on both sides. To the rear of the ground floor there is a kitchen dining room which also has direct access to the garden. The kitchen is finished with grey shaker-style units and black work surfaces. There is plenty of space for entertaining as well as everyday family living. In addition, a utility room, and a WC can also be found on the ground floor.

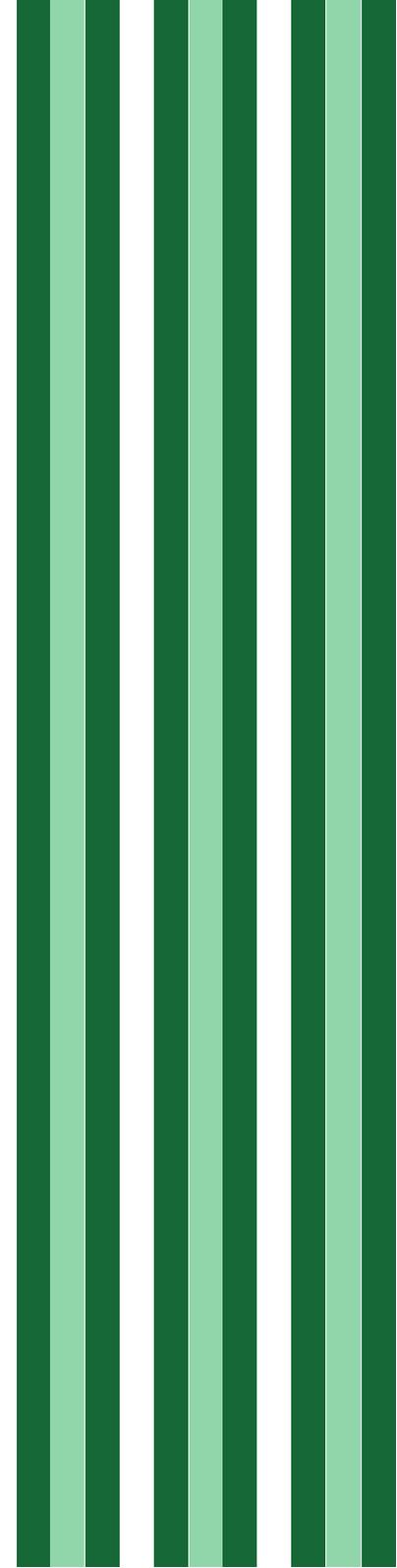




**SEMI-DETACHED | ENTRANCE HALL |
TWO RECEPTION ROOMS | KITCHEN
BREAKFAST ROOM | GROUND FLOOR
WC | FIVE BEDROOMS**

**EN-SUITE SHOWER ROOM | OFF-STREET
PARKING | SIDE ACCESS | UTILITY
ROOM | GARDEN MEASURING IN
EXCESS OF 46 FT**





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The garden measures approximately 46ft by 31' 10ft, with front and rear access via a shared passageway. The principal bedroom can be found to the rear of the first floor with a generous en-suite shower room. There are also six further bedrooms and two bathrooms arranged over the upper level. Another huge benefit to this attractive property is the off-street parking which can easily accommodate two cars.

Becmead Avenue runs east off Garrard's Road immediately off Tooting Bec common. The property is situated in a sought-after enclave of impressive family houses. Transport can be found at Streatham overland station or Tooting Bec Underground. There are a number of state and primary schools nearby, subject to entrance enchantment.

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





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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