



 RAMPTON  
BASELEY

Sandgate Lane | SW18  
Freehold



## Description

A fantastic opportunity to purchase this beautiful Edwardian family house. The property is presented in excellent decorative order throughout and it is evident in the quality of the finish that no expense has been spared.

The front door opens to a spacious hallway, which in turn leads into an elegant open plan kitchen, dining and reception room. The front of the room is set up as a formal living area, boasting a large square bay window, feature fireplace and bespoke cabinetry flanking the chimney breast. The rear part of the room leads to a contemporary kitchen dining area, with wooden flooring and underfloor heating throughout. The kitchen itself is fitted with good quality wall and base units, integrated appliances, granite worksurfaces and a central island/breakfast bar. There is plenty of space for entertaining, as well as every day family living and large bi folding doors open to a stunning landscaped garden. A downstairs cloakroom completes the ground floor accommodation.

The master bedroom can be found on the first floor and benefits from a bay window and an abundance of built in wardrobes and storage. Three further bedrooms and two-family bathrooms are arranged over the upper levels, with additional storage in the eaves.



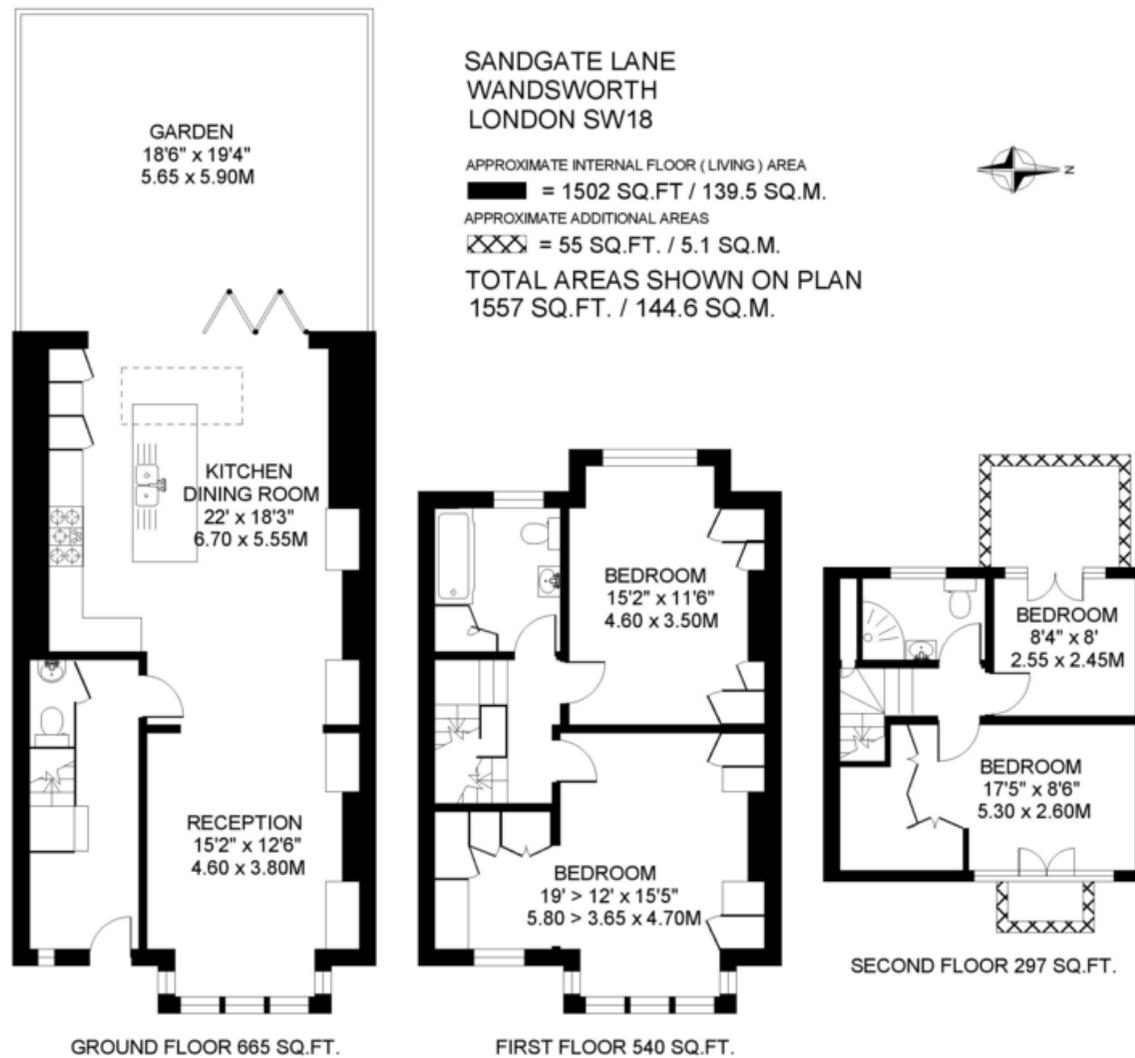
This superb house is located on Sandgate Lane, with Wandsworth Common being practically on the doorstep. The amenities of Bellevue Road are within easy walking distance as are the transport links from Wandsworth Common Overground. In addition, the area is well known for its abundance of excellent state and private schools, subject to catchment and entrance each year and the position is extremely good for the highly sought-after Beatrix Potter primary school.

- Two bathrooms
- Kitchen/ dining room
- Reception room
- Downstairs cloakroom
- Front and rear garden
- Rear access





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 Where a room has a sloping ceiling, the dotted line marks 1.5m height, and the measurements are shown at that level.

