

This substantially wide, Victorian house (2400 SQ. FT/ 223 SQ.M) lies in the heart of the Honeywell catchment area. With rarely-found grand proportions throughout, its ideal for an expanding family and has a luxurious layout with wonderfully spacious living areas and a huge master suite. Convenient for excellent schools, Clapham and Wandsworth Commons and fashionable Northcote Road. Trains and tubes can be found at Clapham Junction and Clapham South stations.

This wonderful and wide Victorian property has been extended into the loft and side return to create a sizeable family house of 2400 square feet (223 SQ.M). Both extensions have been beautifully executed with emphasis on height and space. The property is entered through a small front garden into a wide, light hallway which gives access into the very large reception rooms and the spacious kitchen/family room. And the house is tastefully decorated and presented in neutral tones

The ground floor double reception room has superb width compared to the more common terraced Victorian houses and its lovely pale wood flooring and huge bay windows create a very bright and spacious feel. Original features abound and include ornate plasterwork and attractive fireplaces. Double doors lead from the here into the kitchen which has been very well extended to the side with a lofty flat glass roof. The kitchen also has large windows and doors to the garden. The kitchen has a range of base and wall units and a large island providing lots of storage. The rear garden has been attractively landscaped and is both decked and paved. Under the hallway is a useful storage cellar which could be converted and/or extended to create significant additional living space, if required.

Upstairs, the four double bedrooms are served by three bath/shower rooms (two of which are en-suite). This includes a gorgeous and enormous master bedroom suite to the front of the house with good built-in wardrobes and a luxurious bath/shower

room with walk-in shower and freestanding bath. The top bedroom. Converted from the loft, could easily be divided into two decent childrens bedrooms if desired. It currently also has a smart en-suite shower room.

Broomwood Road is a residential street running between the commons, roughly equidistant from Clapham Junction BR station and Clapham South underground. Good schools in both sectors are nearby and this property is within the catchment for Honeywell Primary School. The shopping, eating and drinking options of popular Northcote Road are conveniently less than 100 yards away.



Broomwood Road
Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- Extra-Wide
- Hallway
- Double Reception Room
- Extended Kitchen
- Wide Rear Garden
- Enormous Master Suite
- 4 Bedrooms
- Cellar
- 3 Bath / Shower Rooms (2 x En Suite)
- 2398 SQ.FT/ 222.8 SQ.M

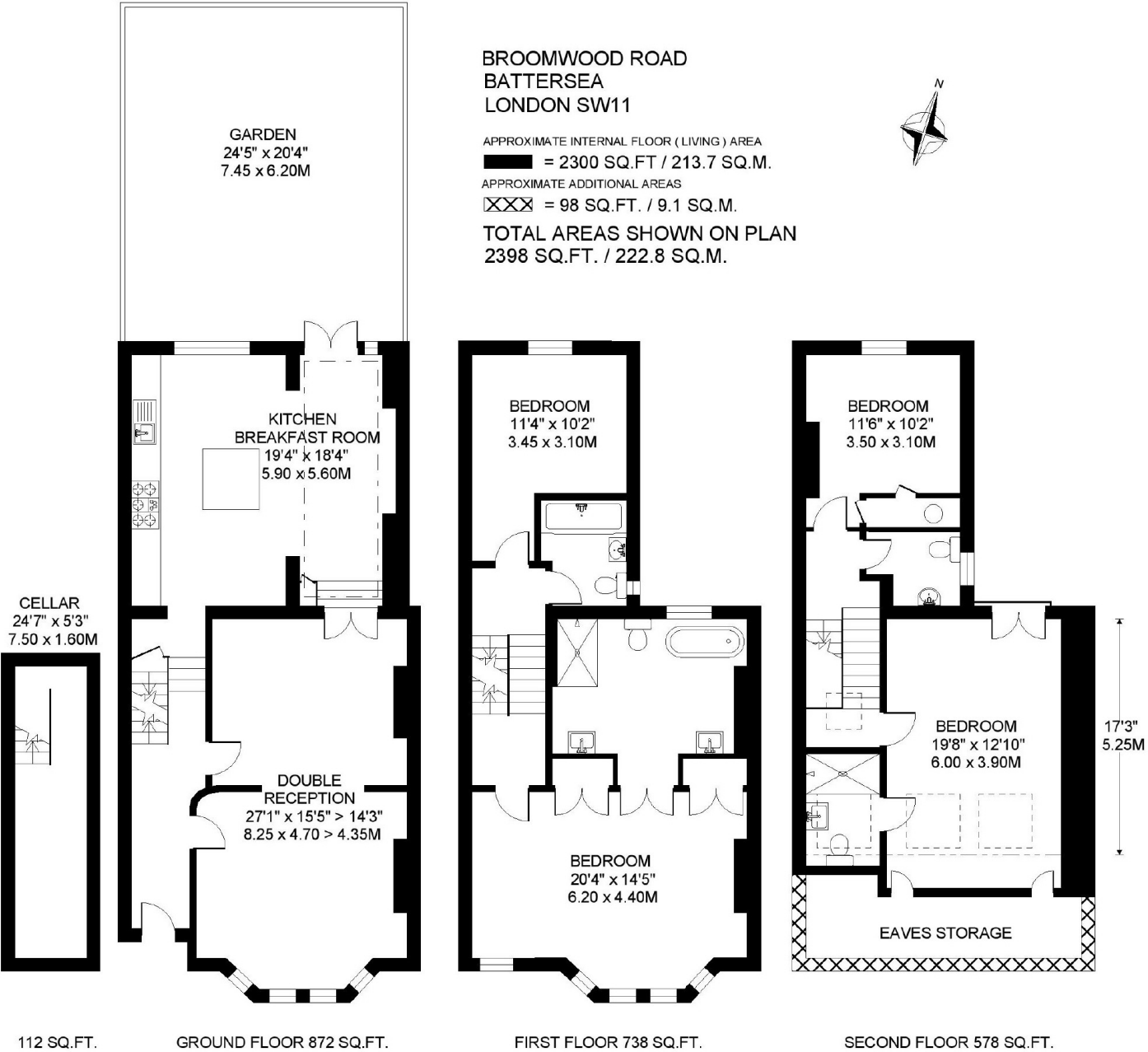


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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