

FOR SALE





This super-wide, beautifully extended, Victorian semi-detached home (2661 Sq Ft / 247.2 Sq M) is fully refurbished and in immaculate condition throughout. Full advantage has been taken of the wide footprint of the house and the result is a light, spacious, open-plan ground floor. There is neutral décor, wooden flooring and underfloor heating. The house is about half a mile from Clapham South underground, close to excellent schools and the shopping, eating and drinking choices of fashionable Northcote Road.

The wonderful proportions of this Victorian house have been further enhanced by a top to bottom makeover. Wooden floors, with underfloor heating have been installed and stylish bathrooms created. The ground floor has an open-plan layout to the kitchen and dining spaces and there is a large full-width reception room to the rear. The kitchen itself has a slick contemporary finish and benefits from a central island and integrated appliances. Bi-fold doors open from the reception room to the rear garden which is decked with surrounding planted orders. There is also a downstairs cloakroom and a separate utility room.

Beneath the hallway is a well-appointed storage cellar.

On the upper floors the five double bedrooms are served by three bathrooms. The top floor comprises a master suite that benefits from a roof terrace, a large dressing room and an en-suite shower. All the bedrooms are generously sized. During the refurbishment process, the windows have been replaced and are now all double-glazed. To the front is a handy side passageway, ideal for storing bikes.

Wroughton Road is conveniently located for access to the underground at Clapham South station which has direct connections to both The City and The West End. Excellent schools in both the state and private sector are nearby with Broomwood Hall, Honeywell and Thomas' being closest to this property. Excellent shopping and numerous bars and restaurants can be found on Northcote Road and at Clapham South and the open spaces of both Clapham and Wandsworth Commons are a short walk away.



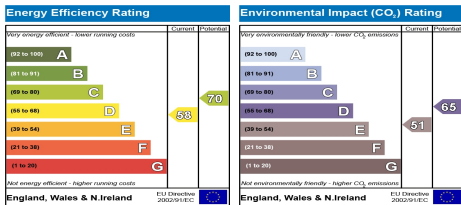
Wroughton Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

- 2661 Sq Ft / 247.2 Sq M
- Extra Wide
- Large Kitchen /Dining Room
- Extended Reception Room
- 5 Double Bedrooms
- 3 Bathrooms
- Master Bedroom Suite
- Under Hallway Cellar
- Rear Garden
- Side Bike Store



The particulars do not constitute part of an offer or contract the particulars including text descriptions, photographs and plans are only for the guidance of prospective purchasers and must not be relied on as statements of fact, nothing in the particulars shall be deemed as a statement that the property is in good condition nor that any services or facilities are in good working order: measurements given are approximate: prior to viewing we recommend that you discuss particular points of interest with a staff member to avoid a wasted journey:



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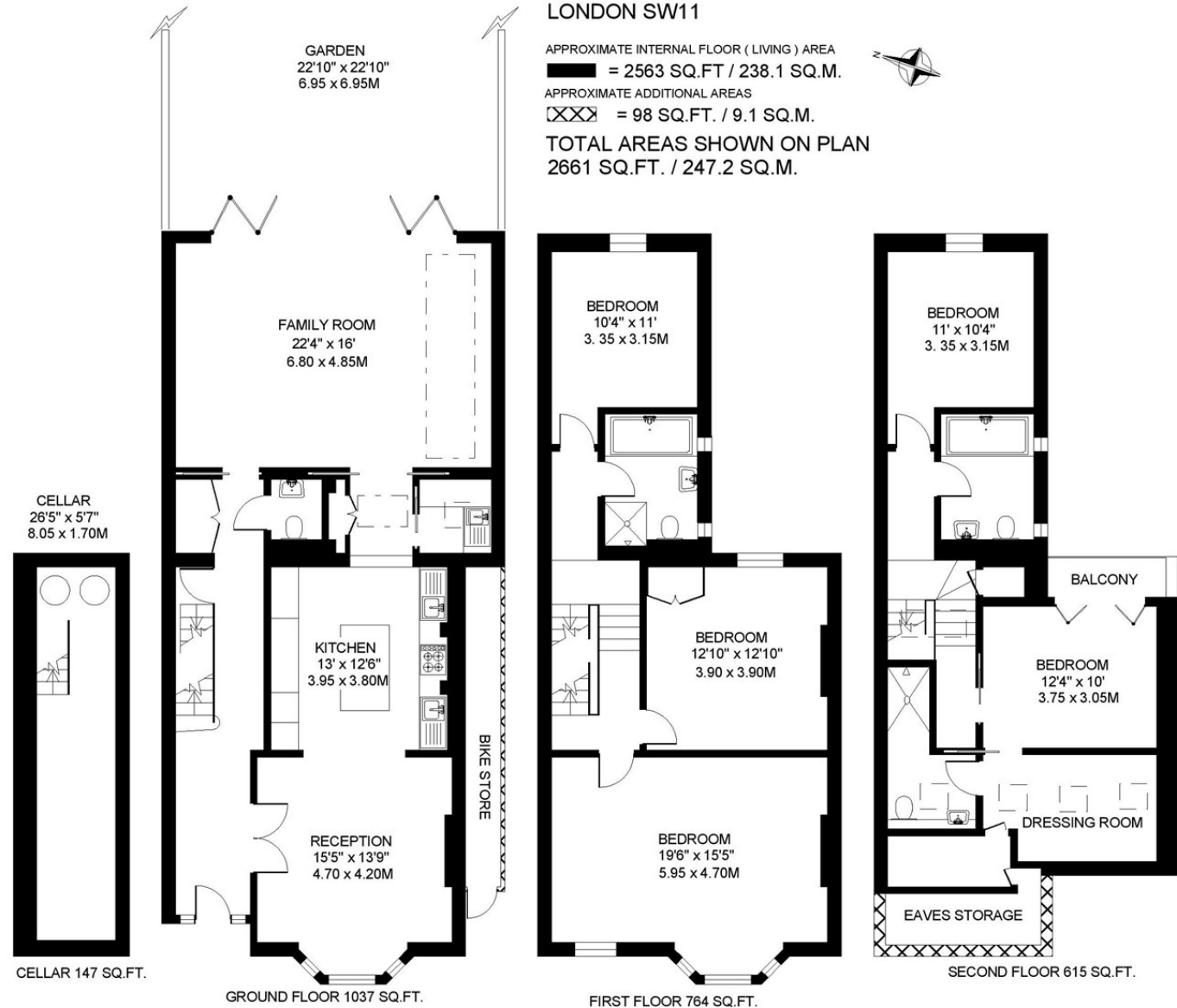


WROUGHTON ROAD LONDON SW11

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 ■■■■ = 2563 SQ.FT. / 238.1 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 XXXX = 98 SQ.FT. / 9.1 SQ.M.

TOTAL AREAS SHOWN ON PLAN
 2661 SQ.FT. / 247.2 SQ.M.



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