

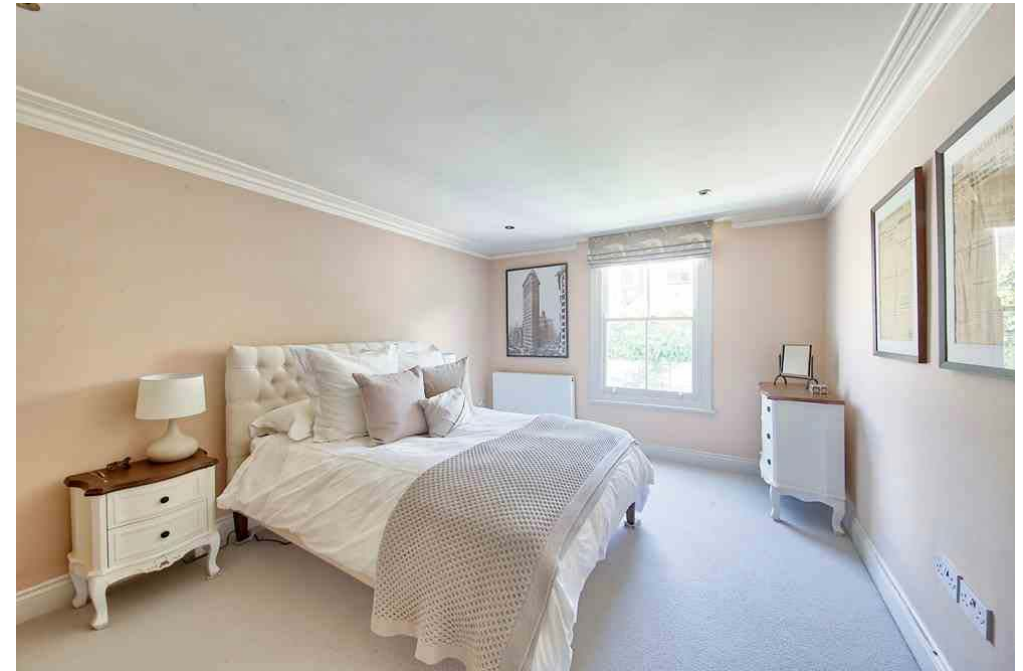
FOR SALE





Designed with the growing family in mind, this immaculately finished and stylish five bedroom, three bathroom Victorian house has a substantial floor area of close to 2200 square feet. It is located in one of the premier streets 'Between the Commons', close to transport facilities, good state and private schools and the open spaces of Clapham and Wandsworth Commons. With the benefit of an original inner set of double doors, the hallway opens into a double reception to the front and leads to the extended kitchen at the rear. The double reception room has very high ceilings, giving a tremendous feeling of space and light. The room retains two original fireplaces, its ornate ceiling mouldings and dividing doors and has lovely oak floors throughout. The extended kitchen has bi-fold doors opening onto the rear garden. The kitchen has a very practical desk/office area and is well equipped with high-quality, contemporary units and a large central island. There is ample room for a large dining table. The garden has a substantial raised area laid with artificial grass and is ideal as a children's play space and gets the late sun at the rear. There are two storage sheds which are ideal for family bicycles, garden furniture etc. and a decked barbeque area. Also on the ground floor is a

cloakroom/WC, a utility cupboard and a coat cupboard. A door leads down to the under-hallway storage cellar. On the first floor is a large master suite that comprises a generous size bedroom, a superb dressing area and a large bathroom with glass shower cubicle and bath. There is also a bedroom to the rear and a shower room on this floor. On the top floor are another three bedrooms and a newly refurbished family bathroom. The top bedroom has generous storage space, which extends into the eaves of the house, and has an air-conditioning unit. Montholme Road lies between Clapham Common and Wandsworth Common, both of which offer extensive leisure facilities - tennis courts, children's playgrounds, sports pitches and cafes. The shopping, dining and drinking facilities of Northcote Road are nearby as are several highly-rated schools, (Honeywell 327m away & Belleville 613m away). The underground at Clapham South and BR stations at Wandsworth Common and Clapham Junction are close by and many bus routes serve the local area. The house is offered for sale chain-free.



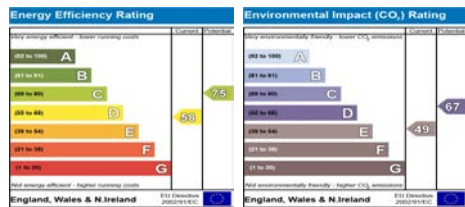
Montholme Road

Between the Commons SW11

FOR SALE

PROPERTY FEATURES

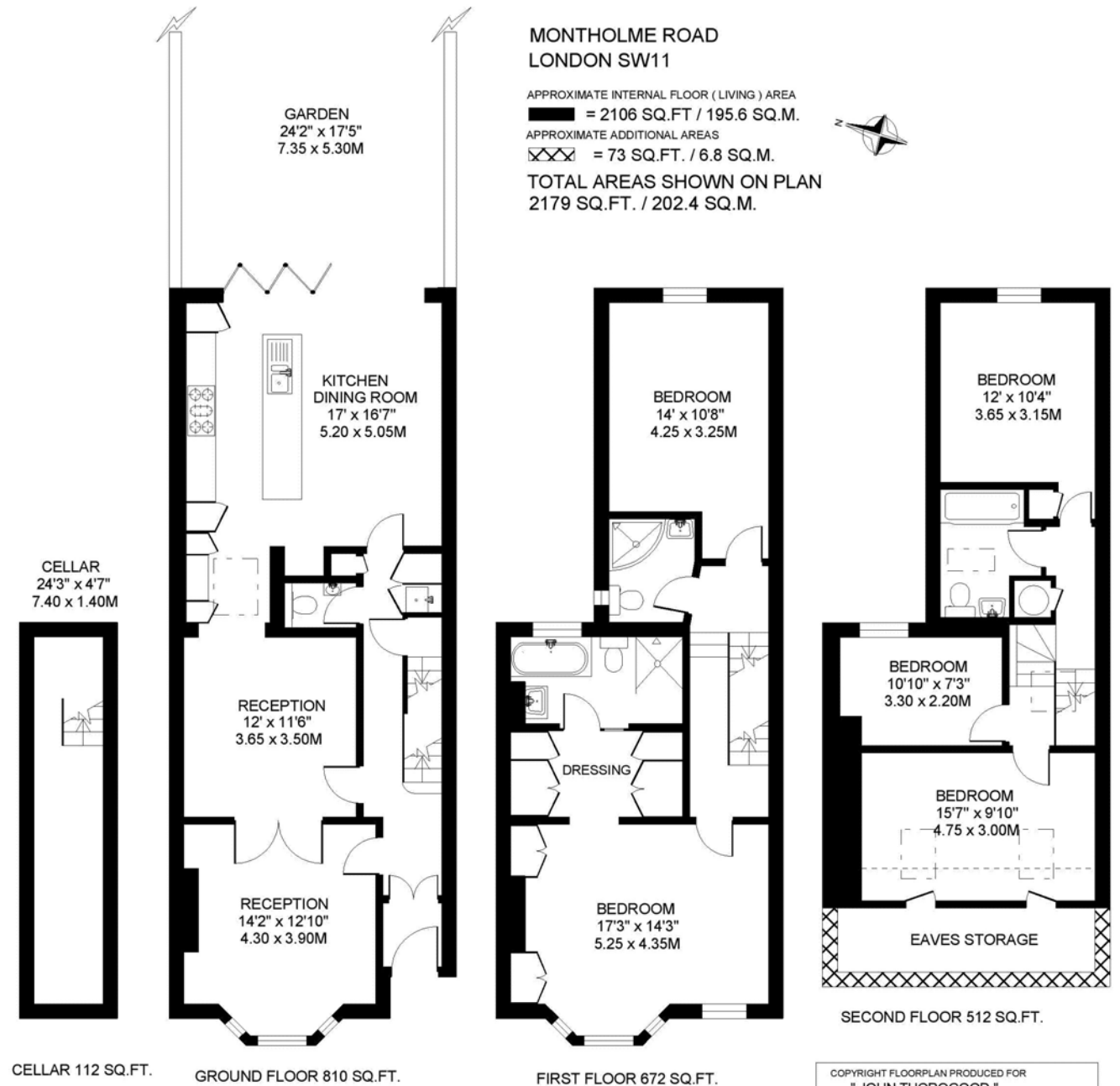
- Double Reception Room
- Extended Kitchen / Dining Room
- Cloakroom / WC
- Cellar
- 24' Garden
- Master Bedroom
- En Suite Dressing/Bathroom
- 4 Additional Bedrooms
- 2 Further Bath/Shower Rooms
- No Forward Chain



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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