

ROWFANT ROAD | LONDON SW17



savills

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A stunning six bedroom house which has been immaculately refurbished and extended to the highest of standards.





To the right of the welcoming hallway is a high ceilinged square reception room with original cornicing and an attractive original working fireplace. The entire ground floor (including the kitchen) benefits from being intranet LAN hardwired with Sonos enabled speakers in the ceiling. From the hall there are steps down to the spacious kitchen/dining room, along with a seating area which doubles as a playroom. The Crittal style doors open to the landscaped garden with new artificial grass, an outdoor lighting system and patio suitable for alfresco dining. The kitchen has Miele appliances, a Fisher and Paykel fridge, Quooker boiling/filter tap and Dekton surfaces. There is hardwood flooring throughout the ground floor with underfloor heating. From the kitchen there are three steps down to the large utility room, downstairs loo and cloakroom. On the first floor the huge master bedroom sits to the front of the house, there are two further double bedrooms on this floor and a bathroom. On the second floor there are two double bedrooms and a bathroom. The accommodation is completed by the newly converted loft which houses a bedroom, study area and bathroom. All three bathrooms have underfloor heating. There is a large skylight on this floor flooding the house with light. Rowfant Road is walking distance to the transport links of Balham Overground and Underground offering services to Clapham Junction, Victoria and Northern line services into the City and the West End. Wandsworth Common is within walking distance and it is well situated to a number of Ofsted Outstanding state and primary schools.

#### Accommodation

Kitchen / Family room ♦ Reception room ♦ Utility room ♦ Six bedrooms ♦ Three bathrooms ♦ Downstairs cloakroom ♦ Garden ♦ EPC=D

Freehold ♦ London Borough of Wandsworth





#### Energy Efficiency Rating



Viewing: Strictly by appointment with Savills.

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