



A sensational five bedroom family house set back from the road with off street parking and a wonderful 74ft. garden.

Endlesham Road, London, SW12

£2,800,000 Freehold



Transport connections are excellent as Balham and Clapham South underground stations are close by (Northern Line) • Five double bedrooms with generous storage • Kitchen/family room benefits from ample living space • Magnificent garden with a studio room to the rear • Endlesham Road is ideally positioned for the open green spaces of both Clapham Common and Wandsworth Common

#### Local Information

Endlesham Road is an attractive residential road, ideally positioned for the open green spaces of both Clapham Common and Wandsworth Common.

It is close to Balham with excellent shops, restaurants and supermarkets. The popular independent shops on Bellevue Road are also close by.

Transport connections are excellent as Balham and Clapham South underground stations are close by (Northern Line) and provide direct services into the City.

Wandsworth Common and Balham stations also provide mainline services into Victoria and Waterloo via Clapham Junction.

There is an excellent selection of state and private schools in the area.

The open expanses of Wandsworth and Clapham Commons provide tremendous recreational facilities that include tennis courts, playgrounds and training circuits.

#### About this property

This stunning semi-detached family home offers spacious family living and entertaining space arranged over three floors, boasting elegant proportions and

retaining many original features with high ceilings, period cornicing and ornate fire places.

The welcoming hallway gives access to a stunning reception room boasting high ceilings and plenty of natural light. Off the hallway is the kitchen/family room providing wonderful living and entertaining space, featuring a central island with breakfast bar and integrated appliances. The bi-folding doors open out to a magnificent 74ft. south west facing garden bordered by a variety of mature trees and shrubs providing privacy. To the rear of the garden is a spacious studio room ideal for a gym or office space. There is also a cloakroom on the ground floor.

The first floor features a magnificent master bedroom suite flooded with light from the large bay window and offering double fitted wardrobes and an en suite shower room. There are two further double bedrooms with an immaculate family bathroom on this floor. The second floor comprises two double bedrooms and an additional family bathroom. This floor also benefits from eaves storage.

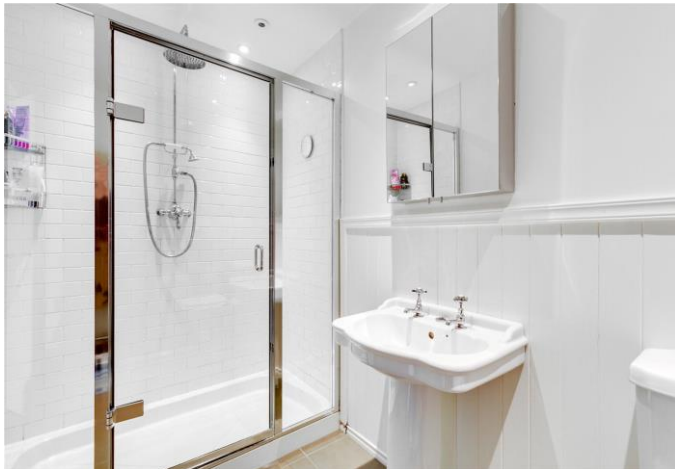
#### Tenure

Freehold

#### Local Authority

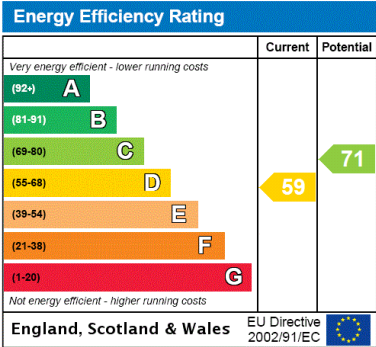
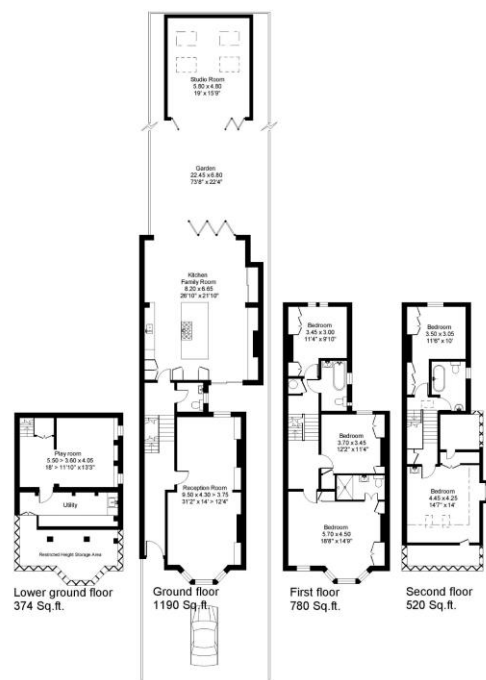
Wandsworth





Endlesham Road, London, SW12  
Gross Internal Area 2872 sq ft, 266.8 m²

Endlesham Road, SW12  
Gross internal area (approx.):  
266.8 sq.m. (2872 sq.ft.)  
Plus studio 27.9 sq.m. (300 sq.ft.)  
And storage 24.5 sq.m. (264 sq.ft.)  
For identification purposes only. Not to scale.  
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