

Barmouth Road, London SW18

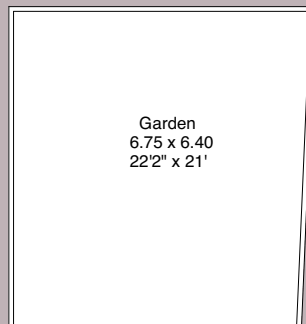


A WONDERFUL SIX BEDROOM HOUSE BENEFITING FROM A SOUTH WEST FACING GARDEN.

This delightful family house enjoys a wealth of living and entertaining space together with a south west facing garden. At the front of the house is a double reception which has been split to maximise space with half being used as a sitting room and half as the dining room. Double doors lead into the fully extended kitchen which has a central island with a breakfast bar and wooden units and integrated appliances. Doors lead into the paved garden with pretty surrounding flower beds making for an ideal al fresco dining space. There is also a useful utility room and cloakroom on this floor. The first floor comprises of the master bedroom at the front of the house with a bay window and fitted wardrobe space. On this floor there are a further 2 double bedrooms on this floor and a bathroom with a freestanding bath. Situated on the second floor is a further 3 bedrooms, the second bathroom and a useful large storage cupboard.

Barmouth Road is situated close to the open expanses of Wandsworth Common. The area as a whole is renowned for its excellent school. Shopping facilities are good, with plenty of local shops, and a more comprehensive range to be found over in both Northcote Road and Bellevue Road together with the supermarkets and larger shops in the Southside Centre. Transport facilities are excellent with Wandsworth Town and Clapham Junction stations both nearby, and plenty of bus services going north of the river.

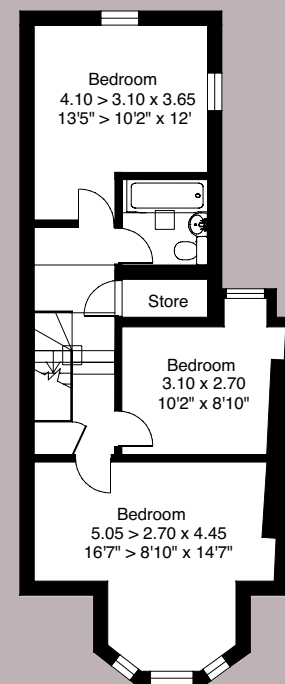
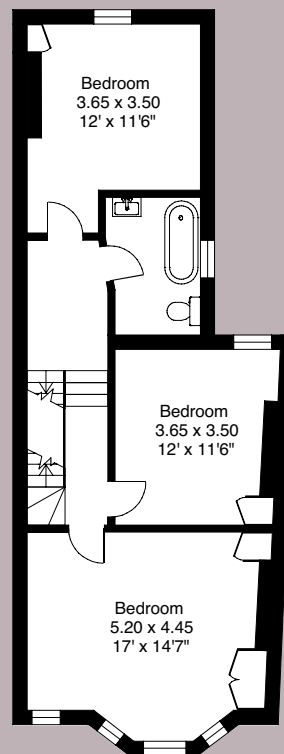
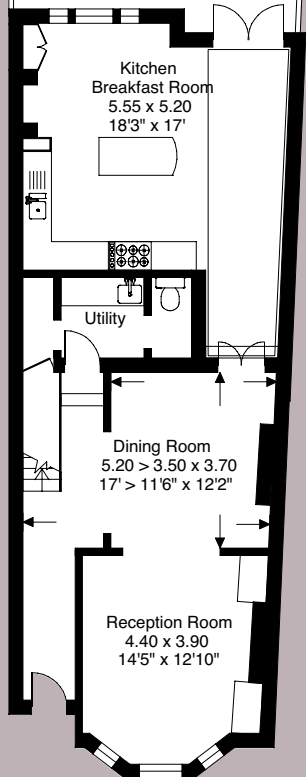




Gross Internal Area (Approx.)
200.9 Sq M - 2,163 Sq Ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



Ground Floor

First Floor

Second Floor

ACCOMMODATION

- ◆ Reception room
- ◆ Dining room
- ◆ Kitchen/breakfast room
- ◆ Master bedroom
- ◆ 5 further bedrooms
- ◆ 2 bathrooms
- ◆ Cloakroom
- ◆ Utility room
- ◆ South west facing garden
- ◆ EPC=E

London Borough of Wandsworth
Freehold

Viewing: Strictly by appointment with Savills.

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