



A stunning five bedroom family home with a beautifully landscaped garden.

Ellerton Road, Wandsworth, London, SW18

Freehold





- Large open plan kitchen/dining/family room • Five bedrooms
- Two bathrooms • Large garden with side access • Off street parking.

Local Information

Ellerton Road is a popular residential road close to the green, open expanses of Wandsworth Common and to many excellent shopping areas such as Bellevue Road, Northcote Road and the Southside Centre. There are many good schools in the area and the nearest train connections are either from Earlsfield or Wandsworth Common mainline station.

About this property

This stunning family home is comprised of an open plan kitchen/ dining room and an additional seating area fitted with an attractive fireplace and large, bi-folding glass doors that give access to the garden. The kitchen also benefits from a separate utility room, a side entrance to the property and underfloor heating. The spacious reception room is situated at the front of the house with a pretty bay window and hardwood flooring.

The large, 67ft landscaped garden has been well maintained and is furnished with a sizable outhouse/shed. The patio, close to the house is ideal for alfresco dining in the sunnier months and leads down to a large lawn surrounded by a variety of shrubs and trees. Off-street parking can be found to the front of the property.

The first floor has three well-proportioned double bedrooms, a large family bathroom and additional WC. The second floor is home to two further bedrooms, one of which is currently laid out as a study and the other being the principal suite. The principal suite has an en suite shower room with double vanity, a walk in dressing room, a Juliette balcony and plenty of eaves storage.

Tenure

Freehold

Local Authority

Wandsworth

Energy Performance

EPC Rating = C

N.B Some images were taken in 2019.

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Wandsworth Office.

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Ellerton Road, Wandsworth, London, SW18
Gross Internal Area 2446 sq ft, 227.2 m²

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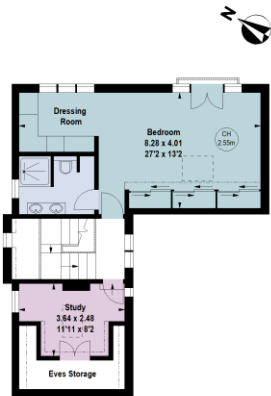
Gross internal area (approx) 227.23 sq m / 2446 sq ft
(Including Eaves Storage & Excluding Shed)
Eaves storage area (approx) 4.83 sq m / 52 sq ft

Key :
CH - Ceiling Height

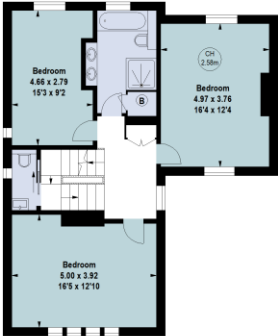


Ground Floor


For Identification Only. Not To Scale.
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Second Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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