

Burntwood Grange
Road SW18



CHELWOOD PARTNERS





A rare and beautiful three-bedroom family home on a popular residential street close to Wandsworth Common with a large south facing garden and scope to extend (STPP).

Semi-detached house | Two reception rooms | Conservatory | Kitchen | Three bedrooms | Family bathroom | 44 ft south facing garden | Off-street parking potential | Garage | 1,395 sq. ft. / 129.60 sq. m. | EPC rating: D | Council Tax Band: F | Development potential (STPP) | Chain free

We are delighted to bring to the market this rare family home for the first time in nearly 70 years. This three-bedroom family home, which has remained in the same family, offers an exciting opportunity to refurbish and considerably extend subject to the usual planning consents. The house is located on a highly desirable and quiet residential street close to Wandsworth Common in the popular Magdalen estate.

The front of the house is truly picturesque with its mature garden which is laid to lawn and features mature plants, shrubbery and trees. There is potential to make this area off street parking, although finding a parking space on this no-through road is never a challenge. As you enter the house you are struck by the abundance of light and peacefulness on offer and this is a consistent feature throughout the property. To the front of the house, you find the front reception room, which traditionally has been used as a formal dining room, and benefits from a wide bay window which overlooks the pretty front garden. To the rear is the second of the reception rooms which is equally well proportioned and boasts a central fireplace. Through full width sliding glass doors you step into the conservatory which gives yet more space for family life and has a delightful view across the sizeable garden. Adjacent is the kitchen which is well equipped with wall and base units and has access to the garden and garage beyond.

Asking price:
£1,250,000

Freehold

Borough of
Wandsworth







The spacious and substantial garden is 44ft in length and attracts sunlight for most of the day due to its south-facing orientation. This really is a gardeners delight which has been lovingly cared for over the decades by the family. Laid with a healthy lawn this garden boasts a large array of mature trees, plants and shrubbery. It also offers access to the generous garage which could be converted into a home office or gym, or simply used for additional storage such as gardening equipment and bicycles for example.

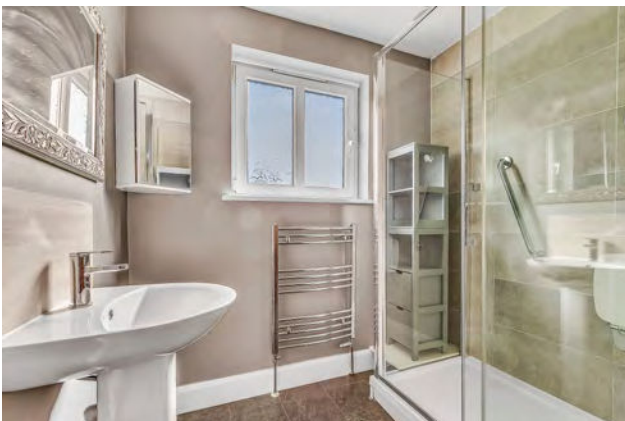
As you go upstairs to the first floor, the stairwell is flooded with natural light from the large window on the side wall of the house. The first floor comprises three bedrooms and a bathroom accessed via a landing which offers an airing cupboard and access to the loft. To the front of the house is large double bedroom with a wall of fitted wardrobes and a bay window overlooking the front. Adjacent is a single bedroom which is currently set up as a home office but could be used as a children's room/nursery. To the rear and overlooking the garden is another generous double bedroom with plenty of built in storage. There is also a good sized and recently fitted family bathroom with a large walk-in shower.

There is considerable potential to extend the house to over 2,000 square feet and this is subject to obtaining the necessary planning consents. There is scope to create a rear extension which could provide a large kitchen and family space. In addition, the loft area is over 500 square feet in size and you could create two further bedrooms and a bathroom should you wish.

Burntwood Grange Road forms part of a very desirable and quiet residential area known as the Magdalen Estate. The wide-open spaces of Wandsworth Common are close by, with its tree-lined walks, tennis courts, ponds and lakes, picnic areas and sports fields. Bellevue Road is a short walk away with its vast array of shops, cafes and restaurants including the Michelin-starred Chez Bruce.

There are excellent transport links, with Wandsworth Common Station nearby, offering regular connections to London Victoria, London Waterloo via Clapham Junction and in turn, connections to London Gatwick and the London Underground network. There are multiple buses that serve both the local area and connect to Central London and beyond.

The immediate area also provides plenty of school options, both in the state and private sectors, with both Finton House and Beatrix Potter school being close by (subject to catchment each year). There are also excellent local sporting amenities, including Battersea Ironsides Junior Rugby, The Spencer Cricket Club, Magdalen Park Tennis Club, and much more.



BURNTWOOD GRANGE ROAD, SW18

Approximate gross internal area

1395 sq ft / 129.60 sq m

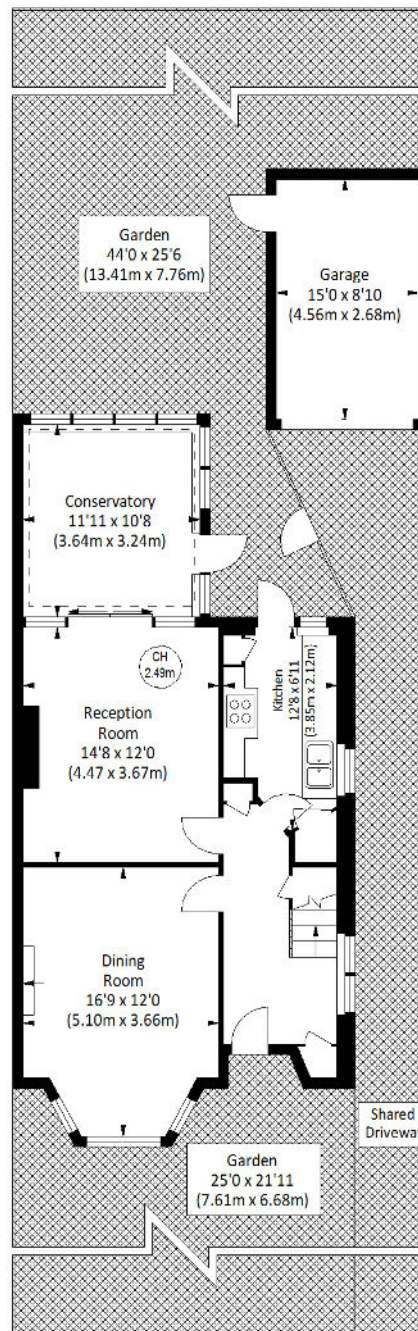
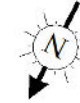
Including Garage

Loft

519 sq ft / 48.22 sq m

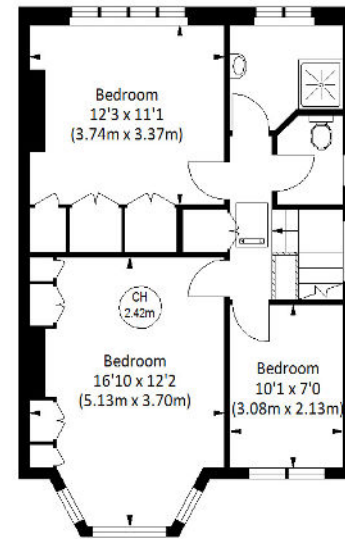
Total

1914 sq ft / 177.81 sq m

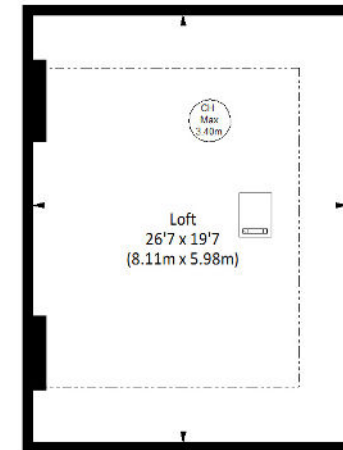


GROUND FLOOR

Key :
CH - Ceiling Height



FIRST FLOOR



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