

Hamptons

INTERNATIONAL



Rodenhurst Road, London, SW4

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GUIDE PRICE

£2,250,000

(£2,250,000)

Property details



Key features

- **5 Bedrooms**
- **Entrance Hall**
- **Drawing Room**
- **Kitchen/Dining Room**
- **Family Room**
- **WC/Utility Room**
- **2 Family Bathrooms**
- **En Suite Bathroom**
- **Off Street Driveway Parking**
- **Mature Landscaped Garden**

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Description

A wonderful semi-detached family home enjoying lateral living space, a mature landscaped garden, driveway parking and scope to further extend (subject to the necessary planning permission and consents). The beautifully proportioned and wonderfully characterful accommodation comprises: entrance hall, stairs down to the cellar, WC/Utility room and a magnificent drawing room spanning the entire width of the property boasting high ceilings, a large bay window, an ornate fireplace and decorative cornicing. There is a sizable kitchen/dining room flooded with natural light which opens to both a useful family/play room and the the mature garden which catches the afternoon and evening sun. The principal bedroom boasts a beautifully appointed en suite bathroom. There are four further generous bedrooms and two family bathrooms. Situation Rodenhurst Road is one of the most sought-after roads in Abbeville Village, enviably located close to Clapham Common and a short distance from the charming high street of Abbeville Village itself which features a wonderful assortment of shops, boutiques, restaurants, bars and cafes. Transport is excellent with Clapham Common and Clapham South underground stations (Northern Line) close by and good nearby bus routes. The area further benefits from an excellent selection of local state and private schools including nearby Eaton House, Parkgate School, Thomas's and L'école de Wix Lycée Français. Property Ref Number: HAM-61145



























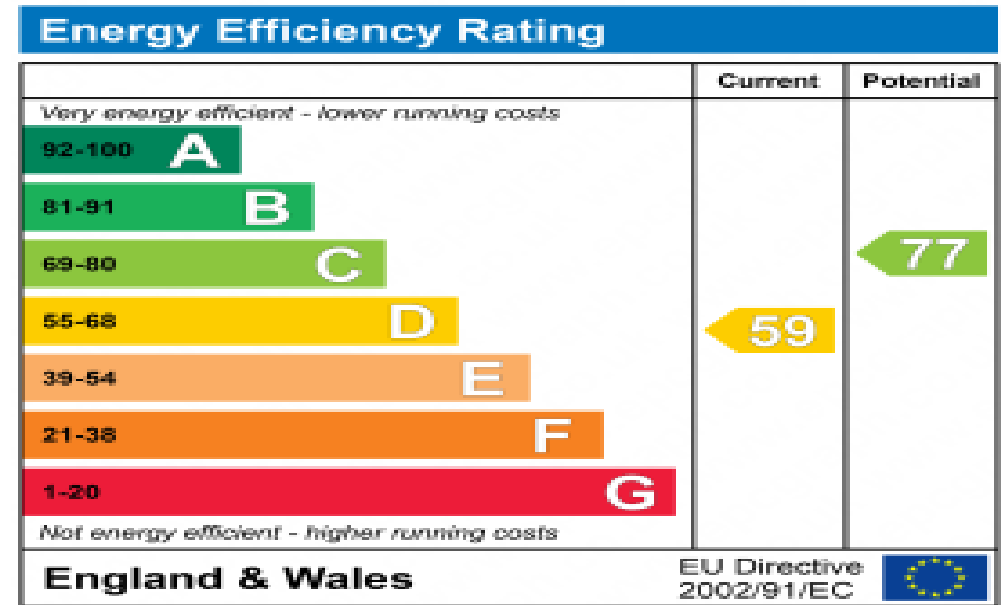












Floor plan

APPROXIMATE DIMENSIONS

Approximate Gross Internal Area (excluding reduced headroom / eaves):

Ground floor = 1020 sq. ft. (94.8 sq. m.)

First floor = 852 sq. ft. (79.2 sq. m.)

Second floor = 316 sq. ft. (29.4 sq. m.)

Reduced headroom / Eaves = 295 sq. ft. (27.4 sq. m.)

Total = 2483 sq. ft. (230.8 sq. m.)



First Floor



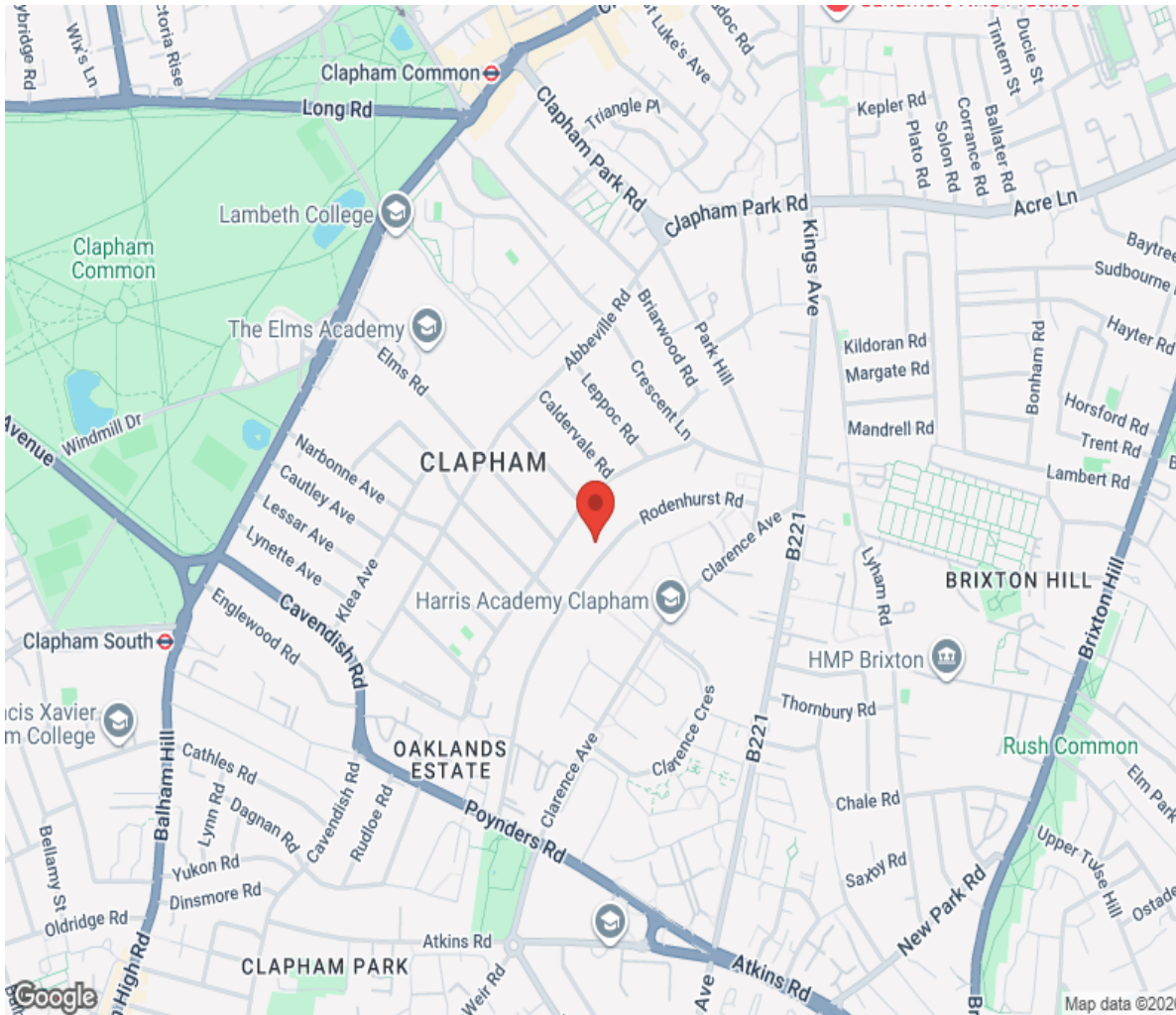
Ground Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. All fit every room to follow in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions upon them.

Location



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