



MAGDALEN ROAD, LONDON, SW18

Carter Jonas

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Set back from the road, with parking for two cars, this superb four-bedroom family house, offers open plan living and entertaining space and a fabulous, c. 72 ft southerly garden. Located in the sought-after Magdalen area of Wandsworth Common, close to Bellevue Road, with its shops, restaurants, bars, cafes and transport links, and also a short distance from the amenities and transport links of Earlsfield.

A wide entrance hall flows through to a double reception room to the front of the house, with bay window and working fireplace. To the rear of the property, the kitchen/dining room offers open plan living and entertaining space, amplified by an abundance of natural light, with access directly to the garden. The practical kitchen benefits from a peninsular unit that overlooks the garden. A guest cloakroom/W.C. can be found on the ground floor.

A generous terrace, ideal for entertaining, overlooks the southerly facing garden, which extends to c. 72 ft, and benefits from uninterrupted views over the gardens of Lyford and Trinity Road. On the first floor, the principal bedroom is spacious with built-in wardrobes and a large bay window. A bright, double bedroom overlooks the garden, with a further bedroom and family bathroom completing the accommodation on this floor. Upstairs, a large double bedroom, with views over the garden, and its own shower room, provides access to plenty of eave's storage.

The house is located on Magdalen Road, approximately 350 yards from Wandsworth Common, with sports fields, tennis courts, playgrounds, cafes, and ponds. The shops, cafes, bars and restaurants of Bellevue Road are close by, as is Northcote Road (0.7m).

Transport links: Wandsworth Common Overland Station to Victoria via Clapham Junction (0.6m), Earlsfield Station to Waterloo (0.8m) and Underground (Northern Line) at Tooting Bec (1 mile). The property is convenient for many of Southwest London's leading schools: Emanuel, Beatrix Potter (within the existing catchment area), Broomwood Prep, Bolingbroke Academy, Burntwood, Hornsby House, Thomas's Clapham, Finton House., Wimbledon High. The Foundation coaches to Dulwich College, James's Allen Girls School and Alleyn's stop at Routh Road, is c. 300 yards away.

TENURE Freehold

LOCAL AUTHORITY Lonon Borough of Wandsworth

EPC BAND D








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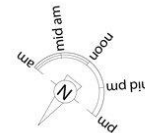
Approximate Floor Area = 161.44 sq m / 1738 sq ft
(Including Eaves Storage)

Eaves Storage = 1.60 sq m / 17 sq ft

 = Reduced head height below 1.5m



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



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	66	
(29-54) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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