



MANDRAKE ROAD, SW17
£1,299,999 FREEHOLD

A CHARMING, FIVE BEDROOM FAMILY HOME SITUATED ON A QUIET TREE LINED ROAD

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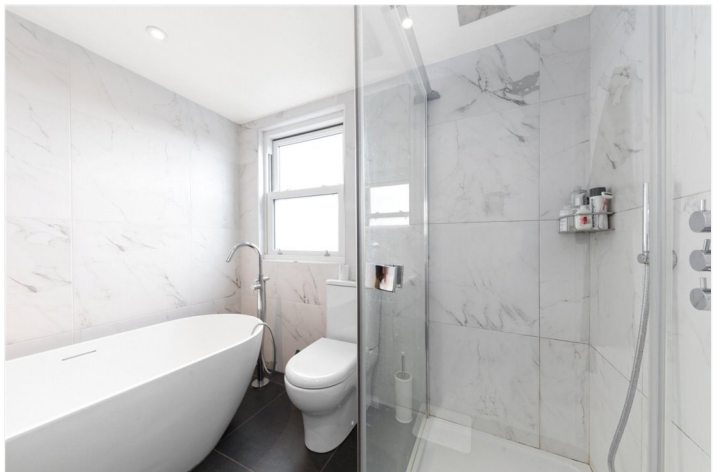


DESCRIPTION

A charming five double bedroom family home which has been beautifully extended and maintained by the current owner whilst retaining many original period features throughout. The elegant double reception room is beautifully presented with a working gas fireplace and a large bay window allowing plenty of natural light to flow through. Access to the extended kitchen is via the hallway and separately from the double reception room. The current owners have installed a stunning bespoke kitchen with separate island boasting integral appliances and has the benefit of underfloor heating. The ground floor has the added benefit of a separate cloakroom under the stairs.

On the first floor, there are three generous double bedrooms and a contemporary family bathroom. The largest bedroom is to the front which benefits from being the full width of the house which also benefits from a bay window. The loft comprises two further double bedrooms and an additional family bathroom boasting an oval shaped free standing bath and a separate shower unit. Externally, large sliding doors leading from the kitchen open up to the wonderful South facing garden which is mainly laid to lawn with mature shrubs around the borders and a large paved terrace to entertain and enjoy.

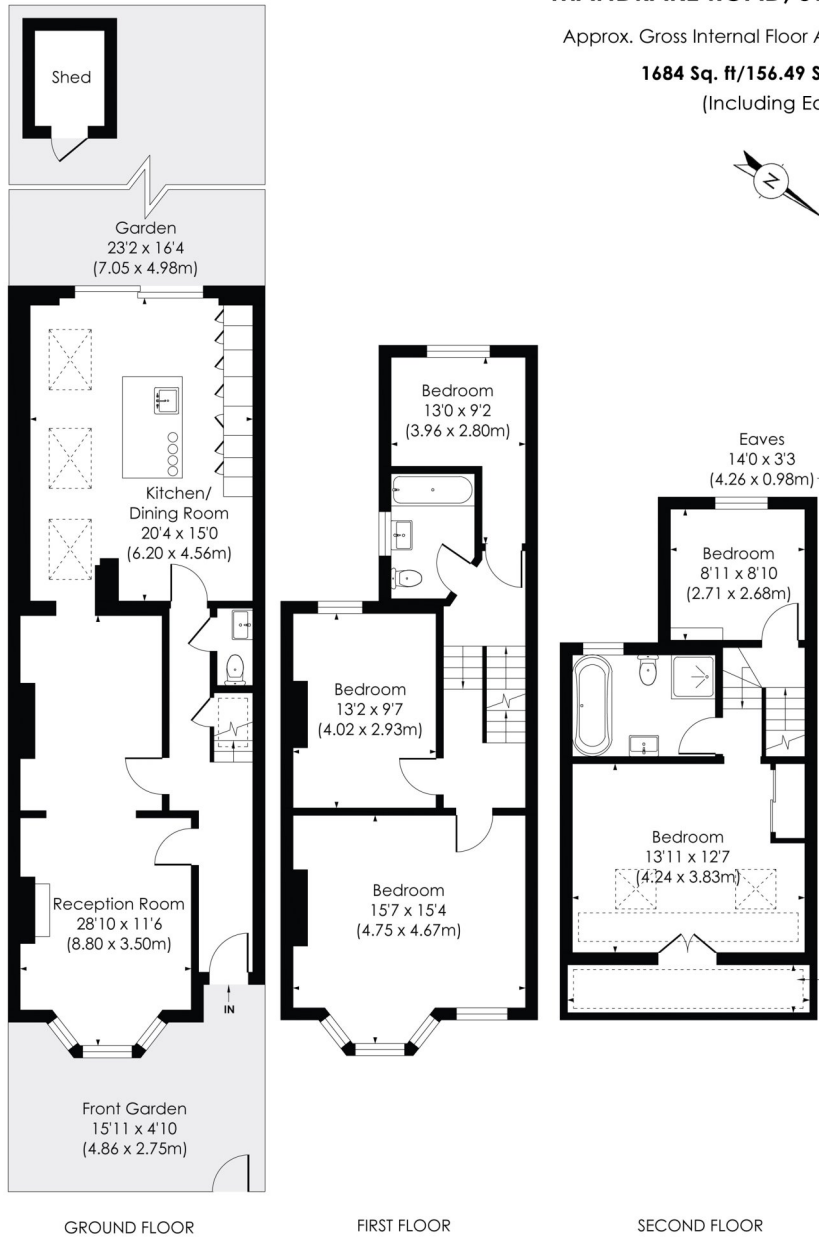
Mandrake Road is well located within a short walk of the shops and restaurants of Bellevue road and the open expanse of Wandsworth Common. Underground services to the City are easily accessible via Tooting Bec station (Northern line) and Wandsworth Common over ground station is nearby and gives quick access into Victoria/Waterloo via Clapham Junction. There is a choice of local schooling within close proximity with Fircroft Primary school, Rutherford House, St Anselms and Finton House all within walking distance.



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Approx. Gross Internal Floor Area

1684 Sq. ft/156.49 Sq. m
(Including Eaves)



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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	81
EU Directive 2002/91/EC			



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