



GLENBURNIE ROAD, LONDON, SW17

Carter Jonas

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A stylishly remodelled, c. 3,126 sq ft, double-fronted, detached family home, with off-street parking for three cars, situated on a quiet residential road, close to Tooting Bec (Northern Line) and Wandsworth Common.

This unique Victorian property which has been in situ for over 200 years has been extended, modernised and finished to a very high standard by the current owners, with modern open plan living and clean lines to create a light feel throughout.

Set back from the quiet residential road, with an appealing façade, gated driveway, off-street parking for three/four cars, and super-sized hallway, the house gives the best first impression.

The ground floor flows effortlessly through to the vast open plan living room, overlooking the southwest facing garden, and connects via bespoke, glazed oak doors, to the dining room and kitchen.

The kitchen houses a multitude of integrated appliances, plenty of workspace, a large island and offers secure side access. A cosy playroom/ TV/cinema room is located opposite the kitchen. To the front of the property, a large dual aspect room, with built-in storage, currently used as an office, could equally work as a double bedroom. A utility/boot room, gym and guest cloakroom/W.C. complete the ground floor space.

The south-west facing garden has been professionally landscaped and has a large millboard deck area, a brick barbeque, and a pizza oven, making it ideal for entertaining. A large store shed is perfect for bike storage. A side alleyway also runs from the front of the driveway along the entire length of the house, giving direct access to the garden.



On the first floor, the principal bedroom provides a peaceful retreat with a sizeable walk-in dressing room, and a luxurious spa bathroom, complete with steam room. There are three additional spacious double bedrooms, large enough to comfortably fit a king-sized bed, one with its own en suite shower room, and two benefiting from built in storage and mezzanine levels, ideal for playroom or additional storage. A third stylish bathroom serves both bedrooms which are without an ensuite.

N.B. Please note we have employed CGI on an image of the principal ensuite and living room.

Tooting Bec (Northern Line) is just a short distance away, offering convenient access to local shops, including a post office and M&S. The vibrant Bellevue Road, with its independent shops, bars, and cafés, and the green expanse of Wandsworth Common are nearby. The popular Tooting Market, renowned for its diverse restaurants and eateries, adds to the area's appeal.

Schooling in the area is superb with an excellent choice of both state and independent schools: Fircroft, Finton House, St Anselm's, Rutherford House, Thomas's Clapham, Broomwood, Hornsby House, all subject to catchment and entrance criteria.

AMENITIES

- Detached house
- Four/Five bedrooms
- Open plan living/dining
- Southwest facing garden
- Secure off-street parking for three cars
- Close to Northern Line at Tooting Bec
- Kitchen
- TV/cinema room
- Large office/Fifth bedroom
- Gym
- Laundry room
- Double-fronted
- Wider than average
- Secure side access
- Large storage
- Good transport links and schooling

TENURE Freehold

LOCAL AUTHORITY London Borough of Wandsworth

EPC BAND To be confirmed



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Approximate Gross Internal Area = 290.5 sq m / 3126 sq ft

Shed = 5.8 sq m / 62 sq ft

Mezzanines = 28.3 sq m / 305 sq ft

Total = 324.6 sq m / 3493 sq ft

Including Limited Use Area (22.7 sq m / 244 sq ft)



This marketing plan is for layout guidance only. Not drawn to scale unless stated. Windows and 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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