



BURNTWOOD LANE, SW17
£1,300,000

Carter Jonas

BURNTWOOD LANE, SW17

Rare, wider than average four bedroom 'Arts & Crafts'-style Magdalen Conservation Area house offering generous lateral living, off-street parking, good transport links, Beatrix Potter Catchment. Online Viewing available.

A large, welcoming central hallway leads to all the principle rooms. At the front of the house, the sitting room offers a quiet more formal setting. To the rear of the house, a dining room with elegant marble fireplace and alcove cupboards, leads to the living room in the conservatory which overlooks the garden. The kitchen has a range of shaker style units and range oven and leads to a pantry/utility room, a store room with side access and a downstairs cloakroom.

On the first floor, all the bedrooms are double sizes, one with an ensuite shower room and the remainder sharing a good sized family bathroom. To the front of the property, there is off street parking and a side entrance to the house.

Burntwood Lane runs off Trinity Road and is situated in the sought-after Magdalen Estate just off Wandsworth Common. Bellevue Road, with its shops, restaurants and transport links at Wandsworth Common Mainline Station are a short distance away as are the shops and transport links of Earlsfield. The property is situated within the existing first catchment of Beatrix Potter Primary School and is close to Earlsfield Primary School, Burntwood School, Finton House and a number of good nurseries.

AMENITIES

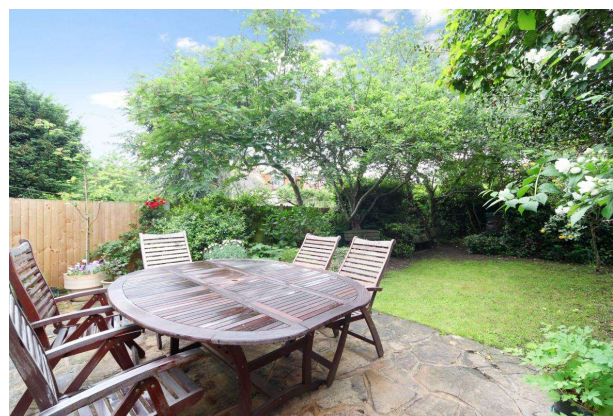
- 4 double bedrooms
- 2 reception rooms
- Conservatory
- Kitchen
- Utility room
- Pantry/store
- Downstairs cloakroom
- En-suite shower room
- Family bathroom
- Off street parking

TENURE Freehold

LOCAL AUTHORITY Wandsworth

EPC BAND E

RARE, WIDER THAN AVERAGE FOUR BEDROOM 'ARTS & CRAFTS'-STYLE MAGDALEN CONSERVATION AREA HOUSE OFFERING GENEROUS LATERAL LIVING, OFF-STREET PARKING, GOOD TRANSPORT LINKS, BEATRIX POTTER CATCHMENT.



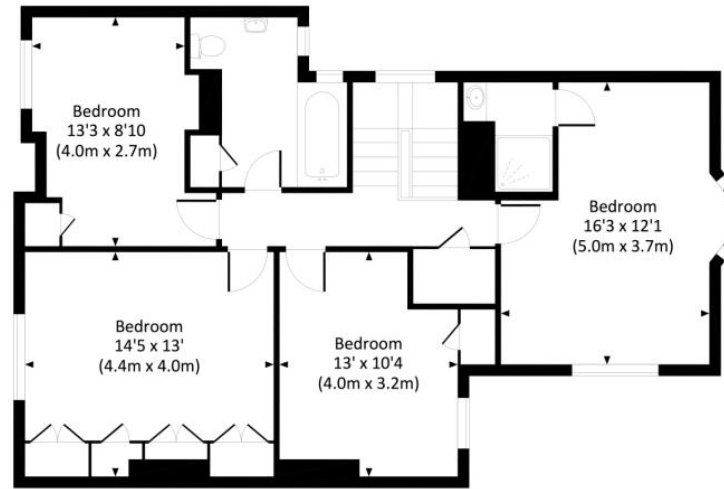


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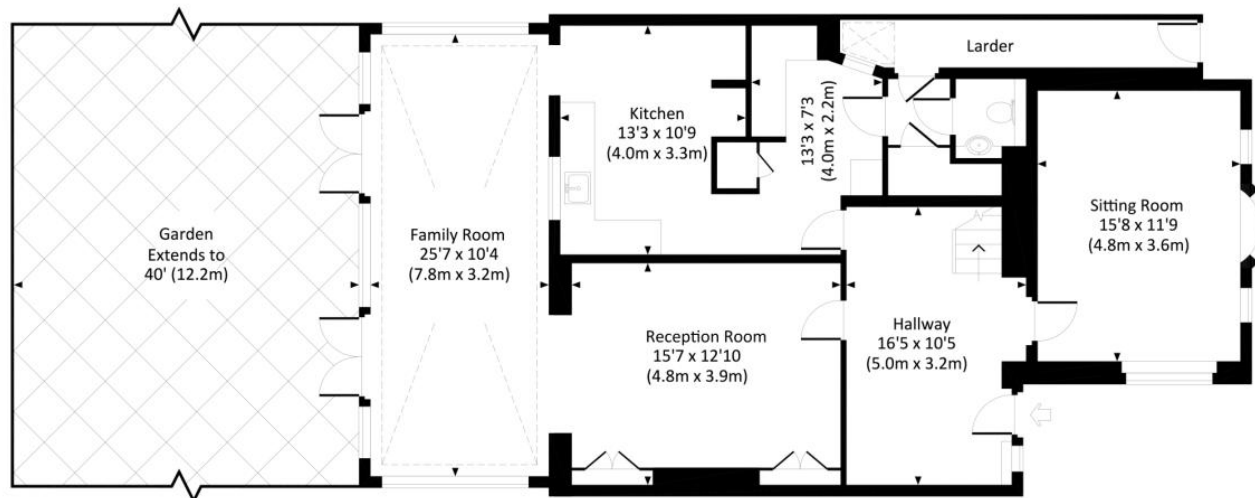
Approx. gross internal area
2014 Sq Ft. / 187.3 Sq M.



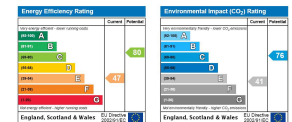
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice © 2014
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FIRST FLOOR



GROUND FLOOR



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