



Tranmere Road, London  
SW18

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# A stunning 5 bedroom family house. EPC: D

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

5 Double bedrooms | 2 Bathrooms | Double reception room | Kitchen/dining/reception room | Utility room | Cloakroom | Private garden | Generous storage | Close to station.

## Asking Price £1,250,000 Freehold

### Description

Approached via a smart front garden, a glazed front door leads in to an entrance hall with generous under-stairs storage and oak wood floors that also run through the reception room. There is a double reception room with bay window to the front with double glazed windows and plantation shutters, fireplace with slate hearth, cast iron insert and wooden mantelpiece with dwarf cabinets either side and display shelving above. The rear of the reception room is used as a playroom but can equally be a study or dining area. There is a utility room with a butler's sink and work surface, space for washing machine and tumble dryer. There is also a downstairs cloakroom with W.C. and wash hand basin and a cupboard housing a new Worcester gas combi boiler.

To the rear of the house is the kitchen/dining/reception room with underfloor heating throughout and each area well defined. The reception area has a display unit housing the TV and providing plenty of shelving space and storage. The kitchen offers a good range of two tone wall and base units as well as full length kitchen cabinets providing generous amounts of storage. There is a center island/ breakfast bar with stylish pendant lights hanging over. The Corian work surface gives the kitchen a modern and sleek finish. Integrated appliances include a Siemens induction hob, dishwasher, under counter freezer, chest level oven and combination oven/microwave with plate warmer underneath. There is further space for a freestanding double fridge/freezer and wine cooler. The room

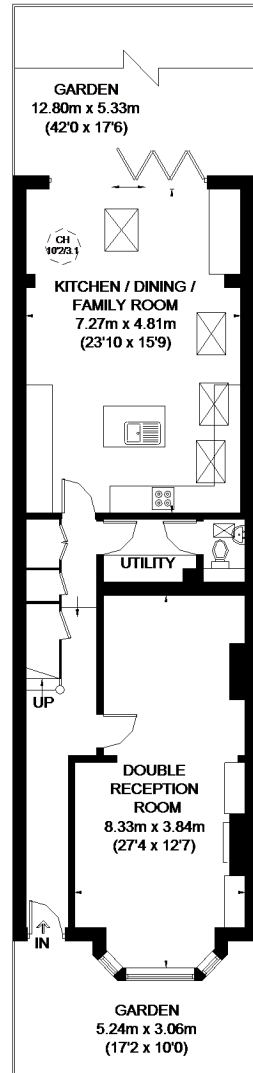
benefits from plenty of natural light due to VELUX windows down the side return and the full height sliding glass doors that lead out to the garden. Leading from the house is a patio area giving plenty of space for entertaining. There is a recently laid "easy grass" lawn with flower beds down one side and two sheds at the back.

On the first floor landing is a cupboard providing storage, opposite is a family bathroom with under floor heated tiled floor and part-tiled walls, bath with wall mounted overhead shower, wash hand basin with storage underneath and mirror above, W.C. and two windows. To the rear is a double bedroom currently used as the children's bedroom with bunk bed and a double glazed sash window overlooking the garden. There is another good double bedroom in the center of the house with display shelving either side of the chimney breast and a double glazed sash window. To the front is a generous double bedroom with two sets of double glazed windows with plantation shutters and fitted wardrobes offering hanging and shelving space along with drawers. On the second floor there is a double bedroom currently used as a playroom with two windows and access to generous under-eaves storage. Fitted cupboards provide yet more storage. In the main loft is a double bedroom with fitted wardrobes, air conditioning, French doors leading to Juliet's balcony and two Velux windows to the front. There is an en suite shower room with shower cubicle, wall mounted heated towel rail, wash hand basin with mirror above, two VELUX windows and a W.C. behind the door.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	65	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

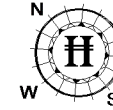
# TRANMERE ROAD



= REDUCED HEADROOM BELOW 1.5M / 5'0



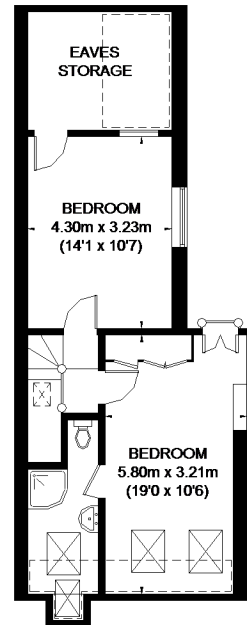
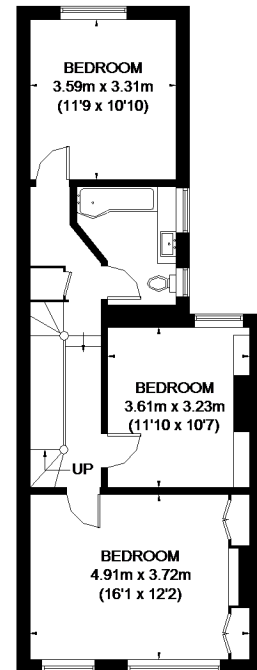
= SKYLIGHT / ROOF WINDOW



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM /  
EAVES STORAGE)

GROUND FLOOR = 903 SQ. FT. (83.9 SQ. M.)  
FIRST FLOOR = 641 SQ. FT. (59.6 SQ. M.)  
SECOND FLOOR = 488 SQ. FT. (45.3 SQ. M.)  
REDUCED HEADROOM / EAVES STORAGE  
80 SQ. FT. (7.4 SQ. M.)  
TOTAL = 2112 SQ. FT. (196.2 SQ. M.)

= CEILING HEIGHT



This 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID272329)

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.



