



Rodenhurst Road, Clapham
London, SW4

HAMPTONS
INTERNATIONAL

Beyond your expectations

A wonderful 6 bedroom double fronted house with parking EPC:D

Hamptons International

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www.hamptons.co.uk

6 Bedrooms | Entrance Hall | 2 Reception Rooms | Dining Room | Kitchen | Conservatory | 2 Bathrooms
| Driveway Parking | Rear Garden | Scope To Extend (STPP)

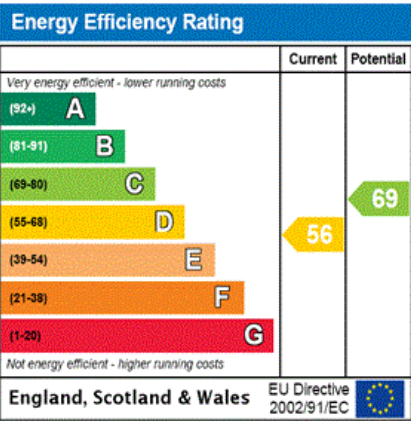
Guide Price £2,000,000 Freehold

Description

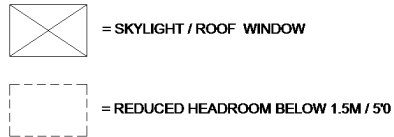
A wonderful six bedroom, double fronted semi-detached family home boasting off street parking and scope to extend (subject to the necessary planning consents) located on this most sought after road in Abbeville Village. The accommodation comprises: impressive reception hall with ornate staircase, sitting room with bay window to the front, further reception room, kitchen opening to both the dining room and conservatory with French doors leading to the garden. On the first and second floors there are six bedrooms and two bathrooms. Outside, there is a lovely front garden with driveway parking and side access leading to the mature rear garden which is mainly laid to lawn with a paved patio area adjoining the rear of the property. The property additionally benefits from numerous character features including stained glass windows, original fireplaces and ornate plasterwork..

Location

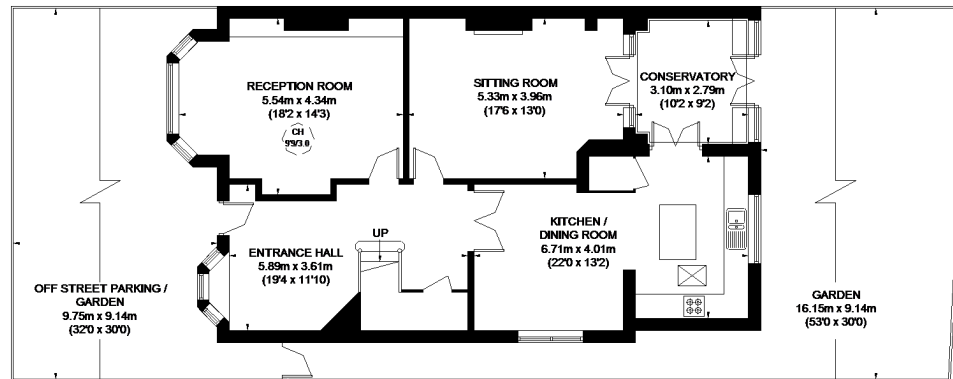
The property is located in a highly desirable street in the Abbeville Village with the charming high street of Abbeville Village itself offering an assortment of shops, boutiques, restaurants, bars and cafes including the Ginger Pig butcher, Bottle Apostle wine merchant and Gails bakery. Nearby Clapham High Street offers a more extensive range of shops, supermarkets, restaurants, schools, entertainment and green spaces including Clapham Common itself. Transport is excellent with Clapham South and Clapham Common underground stations close by and good nearby bus routes.



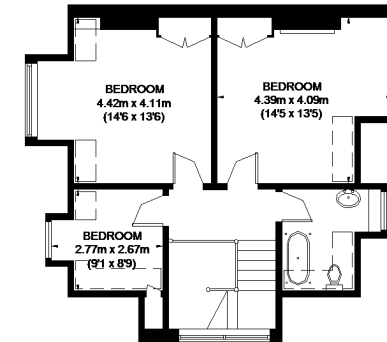
RODENHURST ROAD



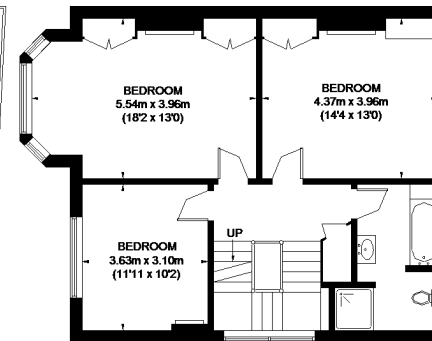
APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM)
GROUND FLOOR = 1094 SQ. FT. (101.6 SQ. M.)
FIRST FLOOR = 764 SQ. FT. (71 SQ. M.)
SECOND FLOOR = 538 SQ. FT. (50 SQ. M.)
REDUCED HEADROOM
57 SQ. FT. (5.3 SQ. M.)
TOTAL = 2453 SQ. FT. (227.9 SQ. M.)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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 (ID247331)

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.

