



Laitwood Road, London  
SW12



*Beyond your expectations*

# A stunning Victorian four bedroom family house in central Balham.

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

Victorian house | Four bedrooms | Double reception room | Kitchen/breakfast room | Two bathrooms | Utility room | Garden | Roof terrace | 1547 sq ft

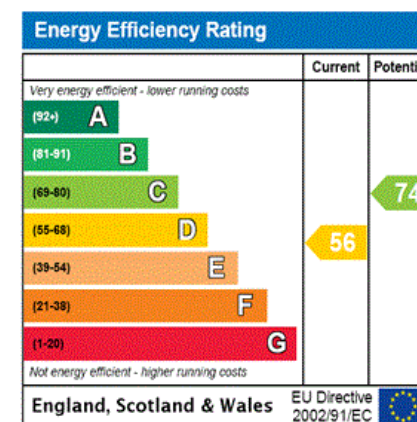
**Asking Price £1,125,000 Freehold**

## Description

This wonderful family home in central Balham is in immaculate condition and has a wonderful roof terrace in addition to the very smart garden. The ground floor has been redesigned to create an amazing open living space with parquet wooden floors and elegant high ceilings, an area ideal for entertaining. The kitchen has been extended into the side return in order to create space for the gorgeous island unit, which has plenty of inbuilt appliances, and a large dining table. A very handy (and vital for any family) utility room/cloakroom sits just off the kitchen, as does the delightful garden. The four bedrooms are all upstairs with the master having the benefit of the bay window at the front of the building. The bedroom at the back has the access onto the brilliant roof terrace – an area from which to enjoy the summer evenings. The loft has been converted to create a bedroom with a modern en-suite bathroom.

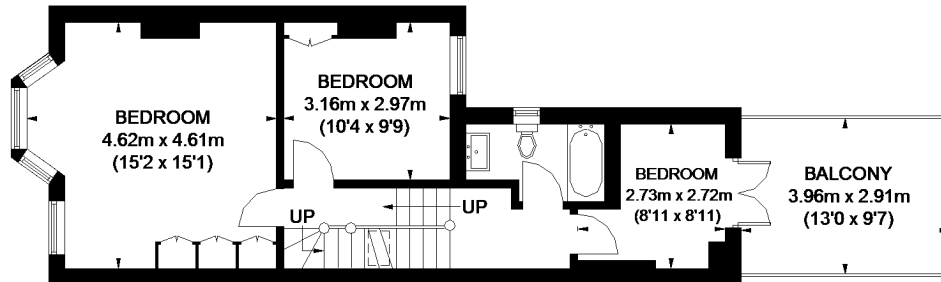
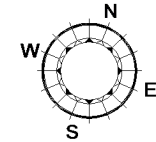
## Location

Laitwood Road is one of Balham's prettiest streets with Victorian terraced houses and mature trees lining the road. The centre of Balham is right on the properties doorstep as the wonderful cafes and restaurants of Hildreth Street are only 350 yards away and the transport links of Balham train stations (National Rail and Northern line underground) are only about a third of a mile from the house. There are also plenty of brilliant state and private primary schools in the area.

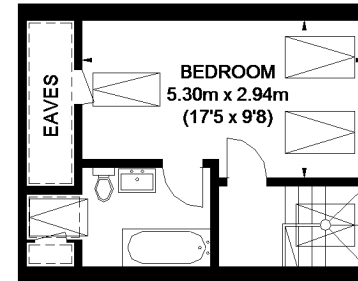




# LAITWOOD ROAD

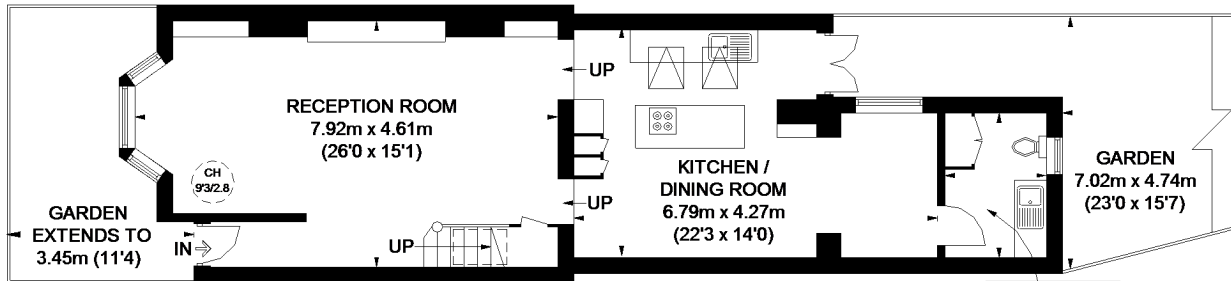


**FIRST FLOOR**

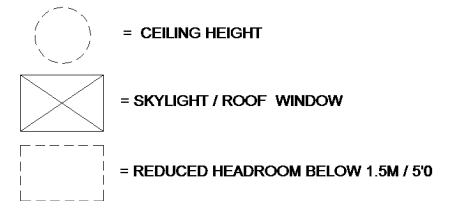


**SECOND FLOOR**

**APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM / EAVES)**  
 GROUND FLOOR = 703 SQ. FT. (65.3 SQ. M.)  
 FIRST FLOOR = 518 SQ. FT. (48.1 SQ. M.)  
 SECOND FLOOR = 271 SQ. FT. (25.2 SQ. M.)  
 REDUCED HEADROOM  
 55 SQ. FT. (5.1 SQ. M.)  
 TOTAL = 1547 SQ. FT. (143.7 SQ. M.)



**GROUND 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 Countrywide / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID408975)

**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.

