

RITHERDON ROAD, BALHAM, SW17
GUIDE PRICE: £2,000,000 - £2,300,000



WILFORDS
LONDON

186 Northcote Rd.
London SW11 6RE
020 7361 0410

info@wilfords.com

www.wilfords.com



RITHERDON ROAD, BALHAM, SW17

GUIDE PRICE: £2,000,000 - £2,300,000

3,243 SQ FT / 301 SQ M
6 BEDROOMS | 4 BATHROOMS | 3 RECEPTIONS | FREEHOLD

An incredibly spacious semi-detached, linked Victorian property, which measures 3,243 square feet (301 sq. Mtrs). Having been owned by the current owner for over 30 years and during this time the property has benefitted from all the expense of extensions and basement conversions having been carried out and now represents something of a blank canvas for an incoming purchaser to put their own stamp upon the property.

Spanning four floors, this substantial family home, provides an exceptional range of living and entertaining areas. Upon entering the house, you're welcomed by a spacious, extra-wide hallway with herringbone wood flooring, which extends into the open plan double reception room and in turn into the large, fitted kitchen. The double reception room features a large bay window that floods the space with natural light and a feature fireplace. The open-plan kitchen and dining area is perfect for both everyday living and hosting guests. The kitchen is equipped with a wide range of built-in units, integrated appliances, and a large island, while also offering plenty of space for a dining table and additional seating. Bi-fold doors open to the garden, creating a warm and inviting atmosphere. The southerly aspect rear garden measures circa 45ft and is mainly laid to lawn and bordered by mature shrubs.

The bedrooms are arranged over the first and second floors, with two double bedrooms on the first floor, both with built-in wardrobes. The front room benefits from a large en-suite bathroom with separate shower. A versatile additional room, currently a study but easily convertible into a bedroom, also occupies this floor. The second-floor houses three further bedrooms, each with its own en-suite bathroom/shower room.

The lower ground floor extends the living space further, with a workshop, utility room, W/C, and a large basement room ideal to be used as a home gym, home cinema or playroom.

**SCAN TO VIEW
THIS PROPERTY**



Ritherdon Road, in the heart of the Heaver Estate, approximately 0.4 miles of Balham high road with myriad restaurants, bars, cafes, shops and supermarkets. Balham also offers excellent transport links with Balham station (approximately 0.5 miles away) offering mainline services and the underground with the northern line services to the city. Tooting Bec common is really close by providing a variety of amenities including tennis courts, a lido and football pitches. There is an excellent selection of pre-school and primary schools in the area, both in state and private sectors.



Approximate Area = 301.3 sq m / 3243 sq ft



RITHERDON ROAD, BALHAM, SW17

Floor plan for identification purposes only - not to scale.

Misrepresentation Act 1967. This brochure and the descriptions and measurements herein do not constitute representation, and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

WILFORDS
LONDON

186 Northcote Rd,
London SW11 6RE
020 7361 0410

info@wilfords.com

www.wilfords.com