

Rodenhurst Road, SW4
Guide Price: £3,000,000 - £3,250,000



WILFORDS
LONDON



Rodenhurst Road, SW4

£3,000,000 - £3,250,000

2,909 sq ft / 270 sq m

6 Bedrooms

3 Bathrooms

4 Reception Rooms

Kitchen

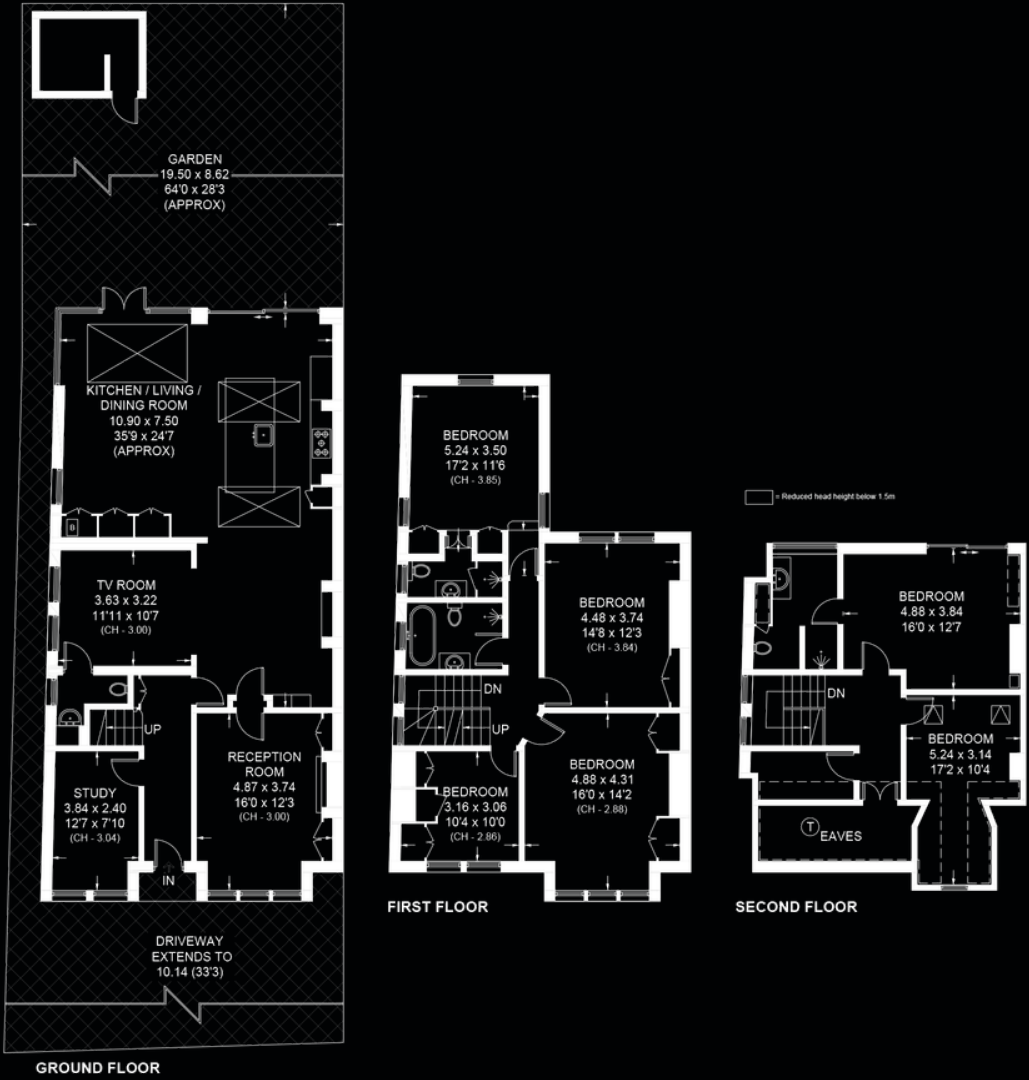
Freehold

This substantial six-bedroom semi-detached, double-fronted family home on Rodenhurst Road extends to 2,909 sq ft and is arranged across three floors, with four reception rooms and a generous, southerly-aspect private garden. Recently enhanced by a rear extension and loft conversion, the house pairs elegant period proportions with a considered, design-led layout - the result is a home that feels architectural in spirit yet unmistakably warm, with family life at its centre.

Rodenhurst Road is moments from the cafés, restaurants and independent shops of Abbeville Village, with Clapham Common also within easy reach. Clapham South and Clapham Common Underground stations provide Northern line services, while Clapham High Street and Balham offer further transport connections. The area is also well served by excellent local schools and everyday amenities.



Approximate Area = 264.8 sq m / 2850 sq ft
Outbuilding = 5.5 sq m / 59 sq ft
Total = 270.3 sq m / 2909 sq ft
Including Limited Use Area / Eaves (14.8 sq m / 159 sq ft)



RODENHURST ROAD, SW4

In accordance with the Property Mis-Description Act 1991, the following details have been prepared in good faith, and are not intended to constitute part of an offer or contract. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation of fact. Nothing in these Particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. Any measurements of distances referred to herein are approximate only.

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 preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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