



Trinity Road
London SW17



RYMER IRENS

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Set back from the road and with off street parking for two cars, this immaculately presented, light and extremely spacious three storey Victorian family home extends to 2,743 sq ft and has five double bedrooms as well as a delightful south/west facing garden.

The house is situated close to the junction with Hendham Road, within easy reach of both Wandsworth Common and Bellevue Road, with its excellent selection of shops, bars and restaurants. There are many excellent schools & nurseries nearby and Tooting Bec Underground station (Northern line), as well as Wandsworth Common mainline station, is within a short walk. The 319 bus also provides direct access to Sloane Square via Northcote Road.

Entrance hall | Drawing room | Dining room | 36ft kitchen/breakfast/family room | Master bedroom with en suite bathroom & walk-in wardrobe | Four further double bedrooms | Two family bathrooms | Large cellar/utility room | Guest cloakroom | 42ft south/west facing garden | Off street parking for two cars | 2,743 sq ft (254.8 sq m)

- Wide entrance hall with polished birch wood floors and guest WC
- Elegant drawing room with ornate limestone fireplace with open fire, low level 5 Amp lighting circuits and painted oak floors
- Dining room (or play room, if desired) with French doors onto decked terrace
- Impressive & bright 36ft kitchen/breakfast/family room with polished birch wood floors, ample space for dining table & sofas and French doors onto decked terrace
- Fitted Shaker-style kitchen with plenty of cupboards & drawers, granite worktops, concealed under unit lighting and large central island with breakfast bar and additional cupboards beneath. Smeg 5 ring gas hob (with extractor above), two Smeg ovens, under



- counter freezer and separate full height fridge (with large pull-out larder cupboard to one side)
- Master bedroom, overlooking the rear garden, with beautifully appointed en suite bathroom (with separate shower) and walk-in wardrobe
- Four further double bedrooms
- Two family bathrooms – the top floor bathroom adjoins the two bedrooms and provides access onto the flat roof
- Large cellar/utility room with spaces for washing machine & tumble drier and ample additional space for general storage
- Gloworm gas fired boiler and Megaflo mains pressure hot water cylinder
- Brick paved front garden provides off street parking for two cars
- Delightful 42ft south west facing garden (with outlook over neighbouring gardens) with large & secluded decked terrace leading onto the lawn. The raised brick borders house a wonderful variety of mature plants and there are also two garden sheds, outdoor lighting, power and water tap

Tenure Freehold

Local Authority Wandsworth Borough Council

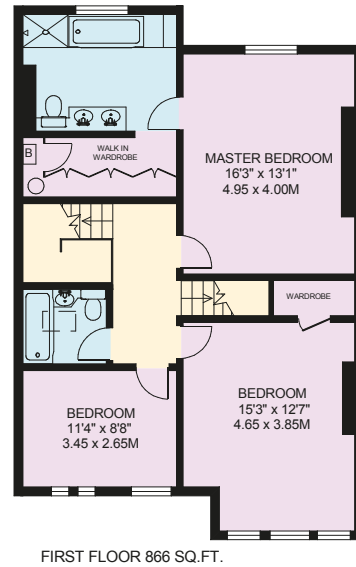
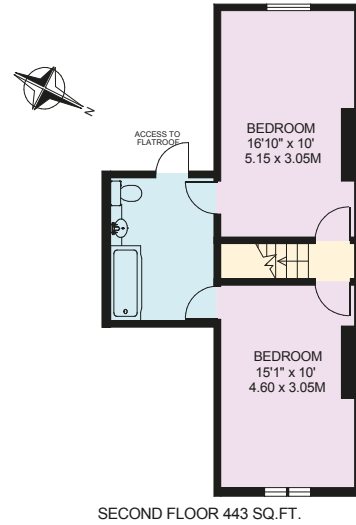
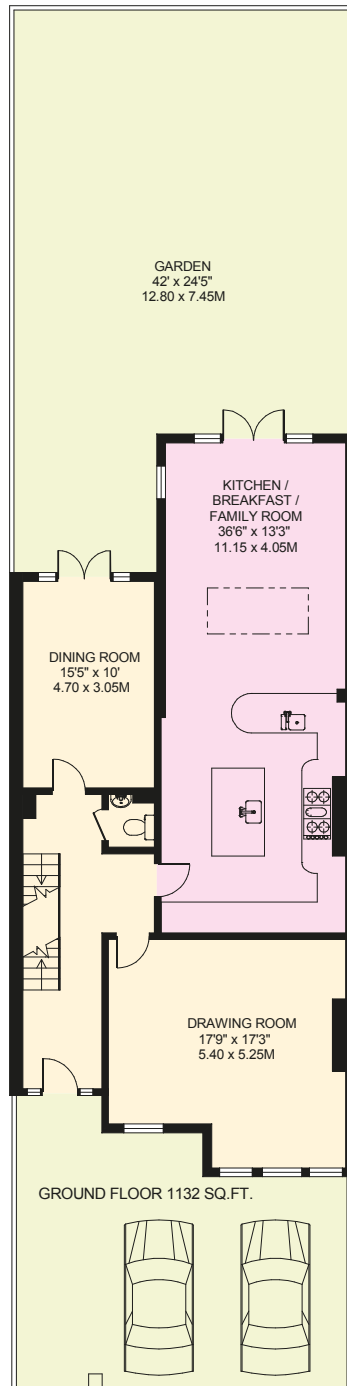
Price on Application



Approximate Gross Internal Area
2,743 sq ft (254.8 sq m)

Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D	67	76
49-54	E		
35-48	F		
1-34	G		

Not energy efficient - higher running costs
England, Scotland & Wales
EU Directive 2002/91/EC



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Brochure prepared on 13/07/17 by Cactus 01202 484666.

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Floorplans by Floorplanners 01372 726826.