



Hendham Road
London SW17



RYMER IRENS

Hendham Road

London SW17

Set back from the road, with off street parking for two cars, this immensely charming three storey, end of terrace family house offers superb living & entertaining space along with five bedrooms, an unconverted large loft and a simply stunning 95ft landscaped rear garden.

Hendham Road is situated within walking distance of Wandsworth Common and Bellevue Road, with its excellent selection of shops, bars and restaurants. There are many excellent schools & nurseries close by and Wandsworth Common mainline station, as well as Tooting Bec Underground station (Northern line), is within easy reach.

Entrance hall | Drawing room | Dining room | Family room | Kitchen/breakfast room | Master bedroom with en suite bathroom | Four further bedrooms | Family bathroom (with separate loo) | Utility room | Guest cloakroom | Cellar | 95ft landscaped garden | Off street parking for two cars | 1,954 sq ft (181.5 sq m)

- Charming drawing room with ornate ceiling mouldings, large bay window and open fire with wooden surround & mantle
- Dining room, again with ornate ceiling mouldings and French doors leading to the rear garden
- Family room, double aspect and positioned to the rear of the house (directly off the kitchen) with doors onto the paved terrace
- Kitchen/breakfast room with plenty of cupboards & drawers, gas hob, Hotpoint double oven and spaces for fridge/freezer & dishwasher
- Master bedroom, extremely elegant and an excellent size, with fitted wardrobes, large bay window and en suite bathroom (with separate shower above)
- Four further delightful bedrooms, two of which have fitted wardrobes
- Family bathroom with shower above bath and separate loo
- Utility room and separate guest loo on the ground floor
- Cellar, running under the hall, providing plenty of storage
- Gas fired boiler (housed in the family room) and separate airing cupboard (housing hot water cylinder) in first floor rear bedroom
- Stunning landscaped 95ft rear garden, exquisitely divided into four sections: two terraces, lawned area and general garden storage area at far end with shed. The garden is beautifully maintained and wonderfully mature filled with a plethora of plants and climbers (many of which are evergreens) including (to name some): Agapanthus, hostas, bay trees, climbing hydrangea, clematis, honeysuckle, wisteria, berberis, camellia & roses
- Large loft – ideal for future conversion, subject to the usual permissions & consents
- To the front of the house there is off street parking for two cars

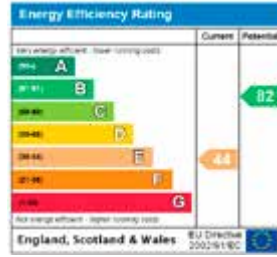
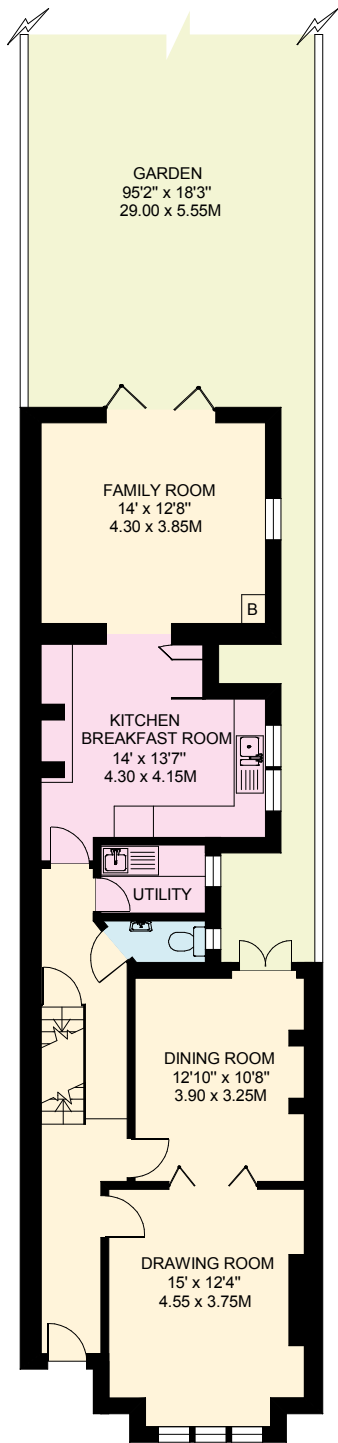
Tenure Freehold

Local Authority Wandsworth Borough Council

Price on Application







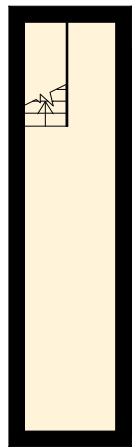
APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 = 1954 SQ.FT / 181.5 SQ.M.

APPROXIMATE ADDITIONAL AREAS
 = 370 SQ.FT. / 34.3 SQ.M.

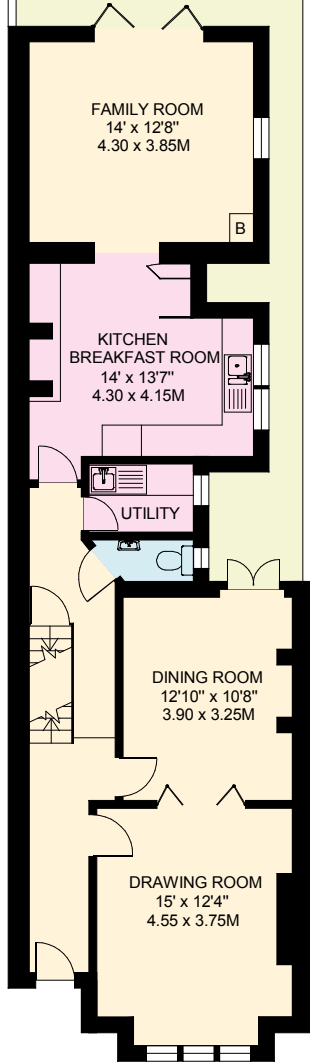
TOTAL AREAS SHOWN ON PLAN
 2324 SQ.FT. / 215.8 SQ.M.



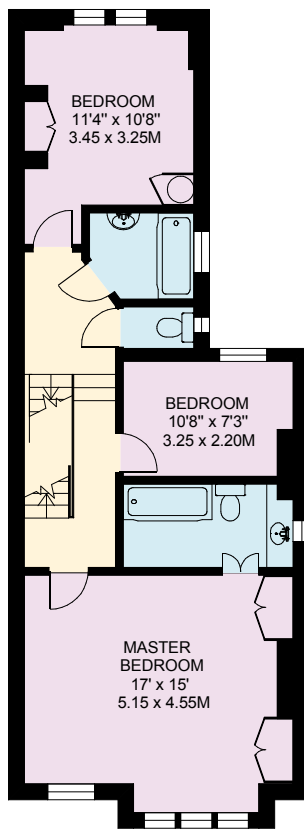
CELLAR
 25'9" x 5'9"
 7.85 x 1.75M



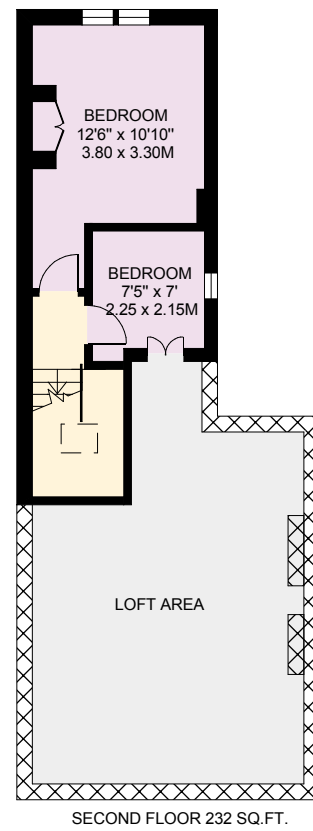
CELLAR 148 SQ.FT.



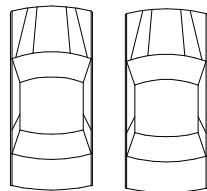
GROUND FLOOR 888 SQ.FT.



FIRST FLOOR 686 SQ.FT.



SECOND FLOOR 232 SQ.FT.



OFF STREET PARKING X 2



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Brochure prepared on 17/6/16 by Caktus 01202 484666.

Photographs by Nick Moyler Photography 020 8549 7171.

Floorplans by Floorplanners 01372 841099.