

# HENDHAM ROAD, SW17

Wandsworth Common

£1,650,000 | FREEHOLD



**JOHN THOROGOOD**  
REAL ESTATE AGENCY



Sleek and contemporary, this Victorian family home of some 2,500 sq ft with huge rear garden has been refurbished and extended to provide five bedrooms and acres of entertaining space. Situated in a highly desirable residential street just to the south of Wandsworth Common, fashionable Bellevue Road's amenities and close to tube/ mainline stations.

- Open-Plan Double Reception
- Kitchen/Breakfast Room
- Side Extension
- Dining / Family Room
- Landscaped 90ft Garden
- 5 Double Bedrooms
- Two En Suite Bathrooms
- Family Bathroom
- Shower/Steam Room
- Utility Room
- Opus Multi-Room Sound System
- London Borough of Wandsworth
- Residents' Parking
- No forward chain
- 2525 SQ.FT / 235 SQ.MT

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To those in the know, Hendham Road is one of several streets running off Trinity Road that are perennially popular thanks to the gardens, which are some of the largest in Wandsworth. This house boasts one in excess of 90ft in length – despite a large family-room extension which provides valuable extra living space. The ground floor here offers superb open-plan living. The often-narrow and dark hallway has been incorporated into the already impressive size of the double reception room, which in turn leads through to a newly fitted kitchen / breakfast room and the dining / family room beyond. A large bay window to the front, sky lights to the side-return extension and the glazed doors opening onto the rear garden all ensure that natural light is maximised. Contemporary solid-oak flooring has been laid throughout the ground floor, which adds to the open-plan feeling of the house. But floor-to-ceiling sliding doors between reception room and kitchen offer the opportunity to close off noise, kitchen smells or even children!

Upstairs, there are four double bedrooms – all with built-in storage – and three bathrooms (two en suite). The basement has also been excavated to provide a utility room, and further bedroom and shower room. The loft bedroom could easily be divided to create an additional bedroom on the top floor, which would mean that the basement could be a dedicated playroom. Outside, the rear garden is lawned with accent lighting.

Hendham Road is ideally situated for access into the City or West End via Wandsworth Common BR station and the Northern Line at Tooting Bec. It's also only a short walk from the shops and restaurants of Bellevue Road, with numerous supermarkets and more extensive shopping facilities to be found at Balham centre or across the common on Northcote Road. There are also numerous local bus routes. The local area provides many good schools in both private and public sectors, while Wandsworth Common is within easy reach.

HENDHAM ROAD. SW17  
APPROXIMATE INTERNAL FLOOR AREA  
2525 SQ.FT / 235 SQ.M.



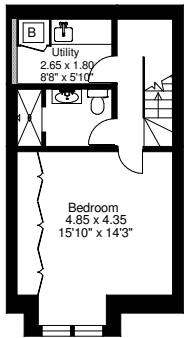
Garden  
27.75 x 4.75  
91' x 15.7'

Dining Room  
6.00 x 3.65  
19.8' x 12'

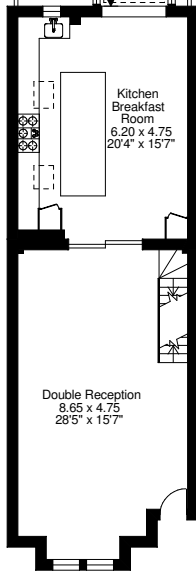
Kitchen  
Breakfast  
Room  
6.20 x 4.75  
20.4' x 15.7'

Bedroom  
3.70 x 3.00  
12.2' x 9.10'

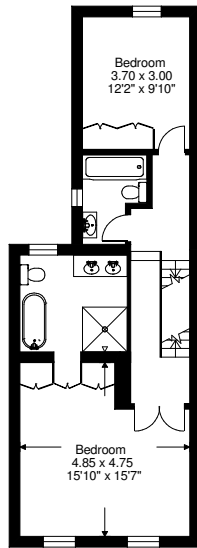
Bedroom  
5.30 x 3.00  
17.5' x 9.10'



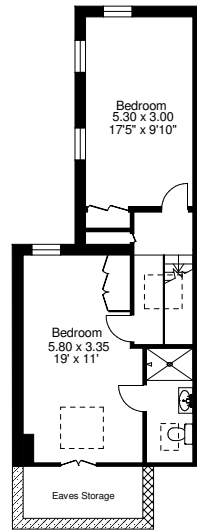
LOWER GROUND FLOOR 378 SQ.FT



GROUND FLOOR 964 SQ.FT



FIRST FLOOR 616 SQ.FT



SECOND FLOOR 567 SQ.FT

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Viewing By Appointment Only. John Thorogood 140 Northcote Road London SW11 6QZ

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