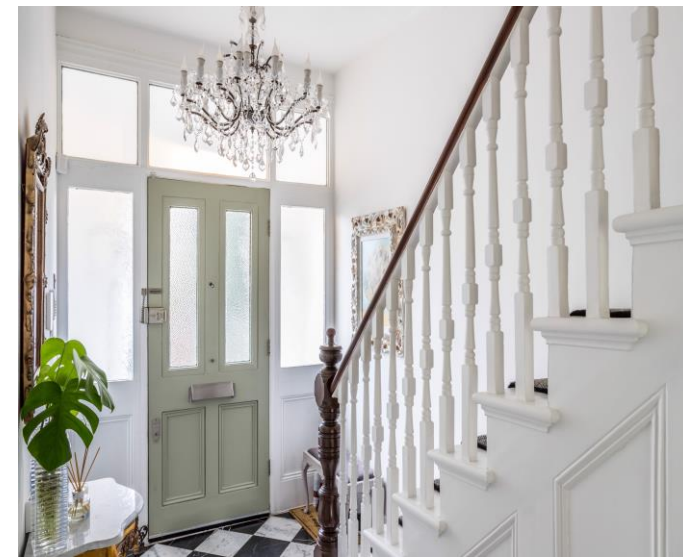




HENLEY HOMES

28 Eardley Road | London
Greater London | SW16 6BP |



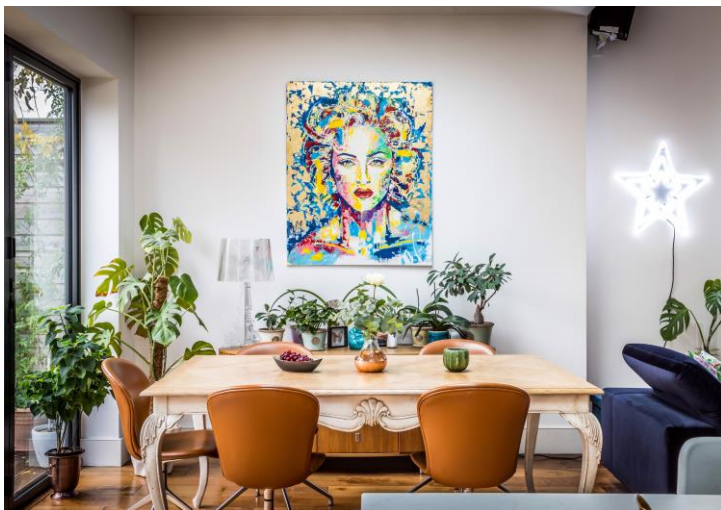
An ultra-high specification, luxury, executive, contemporary lifestyle semi-detached family residence in the much sought after Furzedown area which enjoys a premium tree-lined setting and a glorious southerly aspect rear garden. The property offers an extensive array of premium and original features and has been extended and renovated to the most exacting of standards. The overall accommodation provides an imposing entrance hall leading to an extremely spacious sitting room and a breath-taking kitchen/breakfast/family area with bi-fold patio doors. The ground floor also provides a useful cloaks room, separate utility, and basement. The first floor features a wonderful galleried landing with a stunning Timothy Oulton chandelier, three double bedrooms and two bathrooms. The second floor boasts two further bedrooms with one benefiting from an en-suite. Externally the front garden is well maintained and the impressive landscaped rear garden has a full width patio leading to a wonderful lawn with mature trees, flowers beds and entertaining area. This stunning home is within close proximity to Tooting Common and has excellent transport links to both London Victoria and London Bridge from Streatham Common mainline station.

Entrance Hall

Marble tiled floor, underfloor heating.

Kitchen/Dining/Family Room 24' 2" x 22' 2" (7.36m x 6.75m)

Rear aspect, high quality engineered walnut strip flooring, underfloor heating, carrara compac composite worksurfaces and central island, marble splash back, integrated fridge freezer, under cupboard fridge, electric oven and microwave oven, gas hob with extractor hood, high and low storage, integrated dishwasher, bi-fold doors leading into garden, original feature fireplace with marble surround, cinema projector with remote controlled screen, bespoke roof lights, under cupboard lighting. Tom Dixon kitchen lights, All kitchen appliances are Miele.





Cloakroom

Front aspect, ceramic encaustic tiled floor and part tiled walls, custom made wooden shutters, low level WC, wall mounted wash hand basin.

Utility room 5' 6" x 4' 0" (1.68m x 1.22m)

Butlers sink, space for washing machine and tumble dryer, ceramic encaustic tiled floor.



Sitting Room/Home Office 16' 4" x 11' 8" (4.97m x 3.55m)

Front aspect, large bay window, custom made shutters, original fireplace, herringbone engineered walnut wood flooring, underfloor heating, fitted bookcase and cupboards.





Bedroom 1 14' 4" x 11' 1" (4.37m x 3.38m)
Rear aspect, original fireplace, custom made wooden shutters, sash windows.

Bedroom 2 / Dressing Area 13' 0" x 9' 8" (3.96m x 2.94m)
Front aspect, custom made shutters, fitted wardrobes, original fireplace.



Family Bathroom 8' 9" x 8' 5" (2.66m x 2.56m)

Front aspect, marble flooring and part tiled walls, underfloor heating, Burlington wash hand basin with marble surround, heated towel rail, roll top free standing bath with shower attachment, low level WC with high mounted cistern, corner shower unit with marble tiles, wall mounted rain water shower head and separate hand held shower attachment.





Bedroom 3 10' 0" x 10' 0" (3.05m x 3.05m)
Rear aspect, sash windows, built in wardrobes and storage, custom made shutters.

Bedroom 4 22' 3" x 11' 4" (6.78m x 3.45m)
Rear aspect, custom made shutters, wall mounted radiator, built in wardrobes.

En-suite 8' 6" x 5' 0" (2.59m x 1.52m)
Front aspect, eaves storage, velux window, under floor heating, heated towel rail, low level WC, terracotta floor and part tiled marble walls, porcelain tiled shower with wall mounted rain water shower head, wash hand basin on vanity unit.



Bedroom 5 10' 3" x 10' 0" (3.12m x 3.05m)

Rear aspect, engineered walnut flooring, custom made shutters.

Mezzanine

Rear aspect, accessed via bedroom 5.

Shower Room

Front aspect, underfloor heating, low level WC, ceramic tiled floor and glazed metro tiled walls, heated towel rail, Burlington wash hand basin, wall mounted rain water shower head and hand held shower attachment.





Basement 13' 7" x 5' 4" (4.14m x 1.62m)

Garden 55' 0" x 25' 0" (16.75m x 7.61m)




Eardley Road SW16



Approx. Gross Internal Floor Area 2010 sq. ft / 186.73 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is at any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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