JT | JOHN THOROGOOD

Honeywell Road

Between the Commons SW11

FOR SALE

This five-bedroom, square- bayed, Victorian end-of terrace house with large garden (45' x 20'), boasts extensions to both kitchen and loft, rare side access to the garden and a large cellar. It has been lovingly maintained throughout a 30-year ownership and offers significant further scope for expansion on the ground and lower floors. Positioned just yards from fashionable Northcote Road, close to many good schools, excellent transport connections and both Wandsworth and Clapham Commons.

Virtually guaranteeing your precious darlings a precious place in outstanding Honeywell School, this special house has one or two further special tricks up its sleeves. With more than double the average local garden length out back, there is scope (STPP) to extend the kitchen/family room, significantly further than it has been already, by building backwards into the garden and further sideways too (utilizing the extra width afforded by this property's rare side passage). This would create a huge kitchen/family space whilst still retaining more garden than most of the local community have – again, a rare treat for those precious darlings.

The house also has a very large cellar (although not full head-height), which does make the thought of converting it more tempting without doubt. And my "rule of thumb" is that basement conversions do add value when combined with large gardens, as you can put in stairs at the rear of the basement up to the garden making them a lighter and much more appealing space in which to spend time. This would take the house over 2500 square feet and buyers looking for that amount of accommodation typically want a decent garden to go with it. The long private side passage also provides something extra over the majority of terraced homes and that's somewhere to store bikes. No more clogging up your hallway, cellar or garden with them.

Aside from this, the house is a handsome-looking, late-Victorian, family house set back behind a good size and pretty front garden. It offers spacious, homely and extended accommodation with five double bedrooms and two bathrooms spread over the upper floors. The ground floor provides a double reception room, which has been opened up to form one large living space, complete with high ceilings, bay window, Victorian fireplace and built-in cupboards and shelves. This links through to the kitchen extension which is bright thanks to a part-glass roof and has a good range of units and ample space for a large kitchen table. It leads via French windows, to the large garden which is paved with planted borders. The property has been well maintained and whilst there are areas which a new buyer will wish to update, this has been factored into the price

The property's precise position is in high demand as the catchment area for Honeywell School remains tight. It is also convenient for numerous other local state/private schools and nurseries including Belleville and Bolingbroke (both state run academies and highly regarded). The Dulwich secondary schools' minibuses also handily depart from the top of the road. Transport is excellent with Clapham Junction, Clapham South tube (Northern Line) and Wandsworth Common BR stations providing direct services in numerous directions including The City and West End in addition to the 319 bus stop which is close by and takes you to Sloane Square. The green spaces and recreational facilities of both Wandsworth and Clapham Commons are also close by and there is an ever-increasing range of specialist shops, bar/restaurants and a thriving street market on adjoining Northcote Road.

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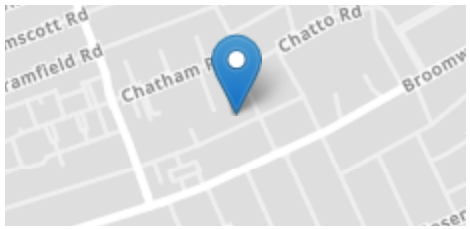
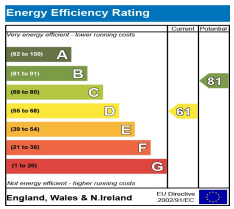
PROPERTY FEATURES

- Side Access
- Large Cellar
- Front Garden
- 45' x 20' Garden
- Scope to Extend
- Kitchen/Family Room
- 5 Bedrooms
- 2 Bath / Shower Rooms
- Double Reception Room
- 2191 SQ.FT / 203.5 SQ.M





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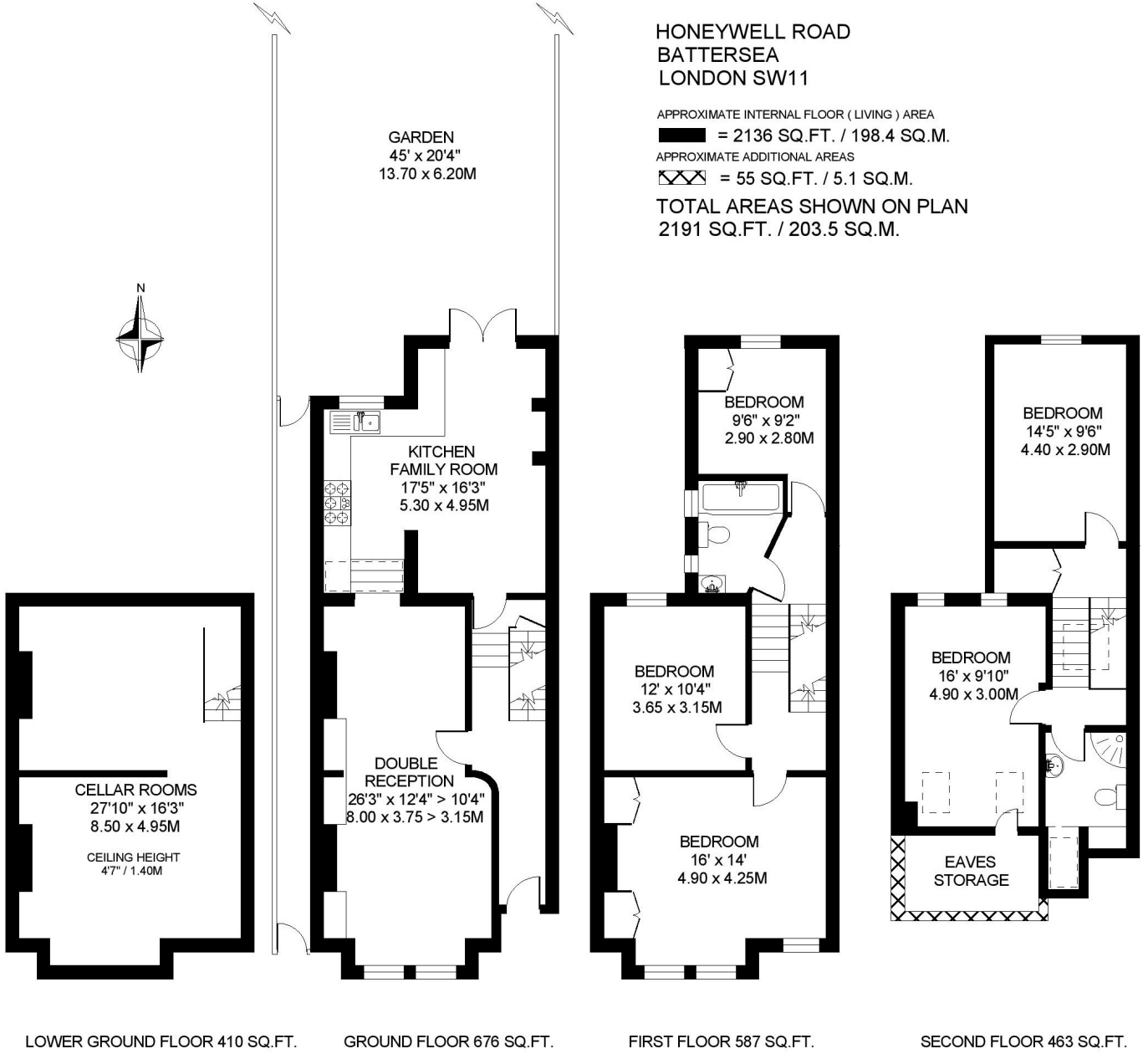

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