

# For Sale



Davis & Gibbs

## Dalyell Road, LONDON £720,000



Davis & Gibbs are delighted to present to the market this beautiful Victorian, split level conversion, situated on the lovely tree lined Dalyell Road. With a share of the freehold, this attractive property boasts three double bedrooms, its own private garden, modern and unique kitchen and a reception room full of original features including wooden floors, bay windows and a fire place. With two of the bedrooms located on the ground floor of the property, one has the benefit of the patio doors leading out to the leafy back garden giving the room lots of light and a pretty view. This property would be ideal as an investment purchase or make a lovely family home. Call now to avoid missing out on this fantastic property.

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## Ground Floor



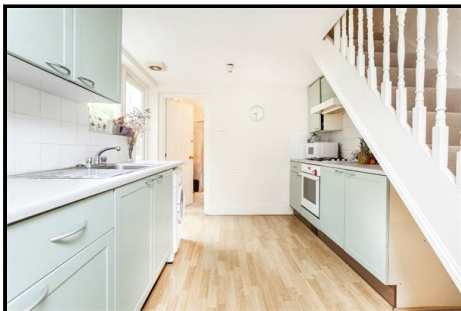
### Reception

Situated at the front of the property is the nicely presented lounge with wooden floors, original fire place and bay window complete with wooden shutters. With lots of original features still intact this living area is generous in size and makes a comfortable and relaxing space



### Bedroom 1

The smallest of the three double bedrooms is situated on the ground floor and overlooks the side return into the back garden. The bedroom comfortably fits a double bed, still leaving enough space for your bedroom furniture.



### Kitchen

This quirky galley kitchen sits in the middle of the property with open bannisters leading to the second floor of the property. It has an amazingly

unique layout which houses all the appliances needed in a kitchen, it is modern and has quite a country feel about it. The kitchen has access to the back garden via the side return.



### Bedroom 2

At the back of the property, you will find the second double bedroom with glass patio doors leading out into the leafy green back garden. At a good size and with the patio doors letting in lots of natural light, this is a really beautiful bedroom to wake up in.

### Bathroom

Conveniently located on the ground floor is the modern, three piece suite bathroom sat between the lounge and bedroom.



### Garden

With access via the kitchen and back bedroom patio doors you will find this pretty, leafy green garden, half paved with a step up to the grass. With the garden of a decent size, this makes a really pretty and secluded outside space.

## First Floor

### Bedroom 3

Sat on its own floor is the third of three double



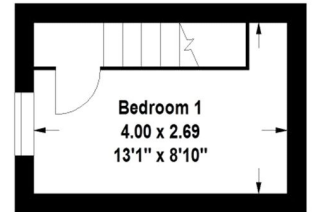
bedrooms. With it being tucked away at the top of the property, this is the ideal space to relax in offering the occupier privacy as well as peace and quiet. The bedroom benefits from built in storage and access to the loft.



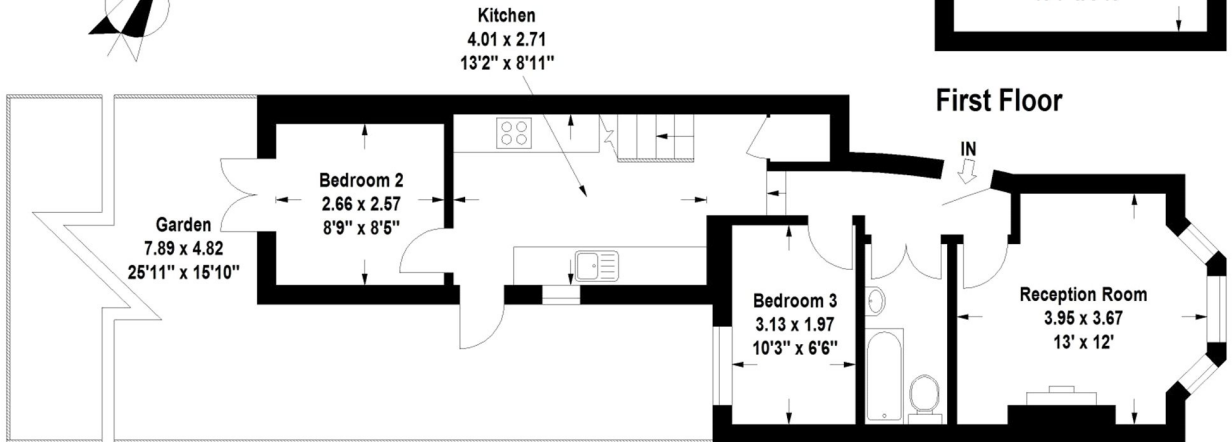
## Dalyell Road, SW9

Approximate gross internal area

59 sq m / 635 sq ft



### First Floor



### Ground Floor

Floor Plan produced for Davis & Gibbs by Mays Floorplans © . Tel 020 3397 4594  
Illustration for identification purposes only, not to scale  
All measurements are maximum, and include wardrobes and window bays where applicable

