

HAZELBOURNE ROAD, CLAPHAM SOUTH, SW12
GUIDE PRICE: £1,650,000 - £1,750,000



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1,805 SQ FT / 168 SQ M

4 BEDROOMS | 3 BATHROOMS | 2 RECEPTIONS | FREEHOLD

This incredible Victorian family house, which has open aspects to front and rear, is located moments from Clapham Common and 'Abbeville Village'. Having recently undergone a meticulous renovation, spanning over 1,800 sq ft across three floors, this exquisite residence features four double bedrooms served three bath/shower rooms, two of which are en-suite.

The ground floor has been thoughtfully reconfigured to provide a perfect setting for both entertaining and family living. The formal front double reception room exudes sophistication, featuring solid oak floorings and high-quality double-glazed sash windows. The kitchen/dining room has been beautifully designed and it includes Caesarstone countertops and backsplash, solid wood kitchen cupboards and switchable clear/privacy glass to the side return skylights. Frameless sliding doors open to the garden, creating a seamless connection between indoor and outdoor spaces.

On the top floors we find the principal bedroom suite with a master en-suite which is reached via a walk-in dressing room, three further double bedrooms an en-suite shower room and a family bathroom. The house also benefits from a cellar and a discrete cloakroom/WC off the kitchen. Furthermore there are hot and cold water taps in the garden and water and mains electric at the front of house.

Recent upgrades include; high quality sound insulation in all floors as well as Ethernet and WiFi throughout. All windows have been replaced with Accoya hardwood sash double glazed windows, while there is underfloor heating in the kitchen and in all bathrooms and Sonos ceiling speakers in the kitchen and master bathroom.

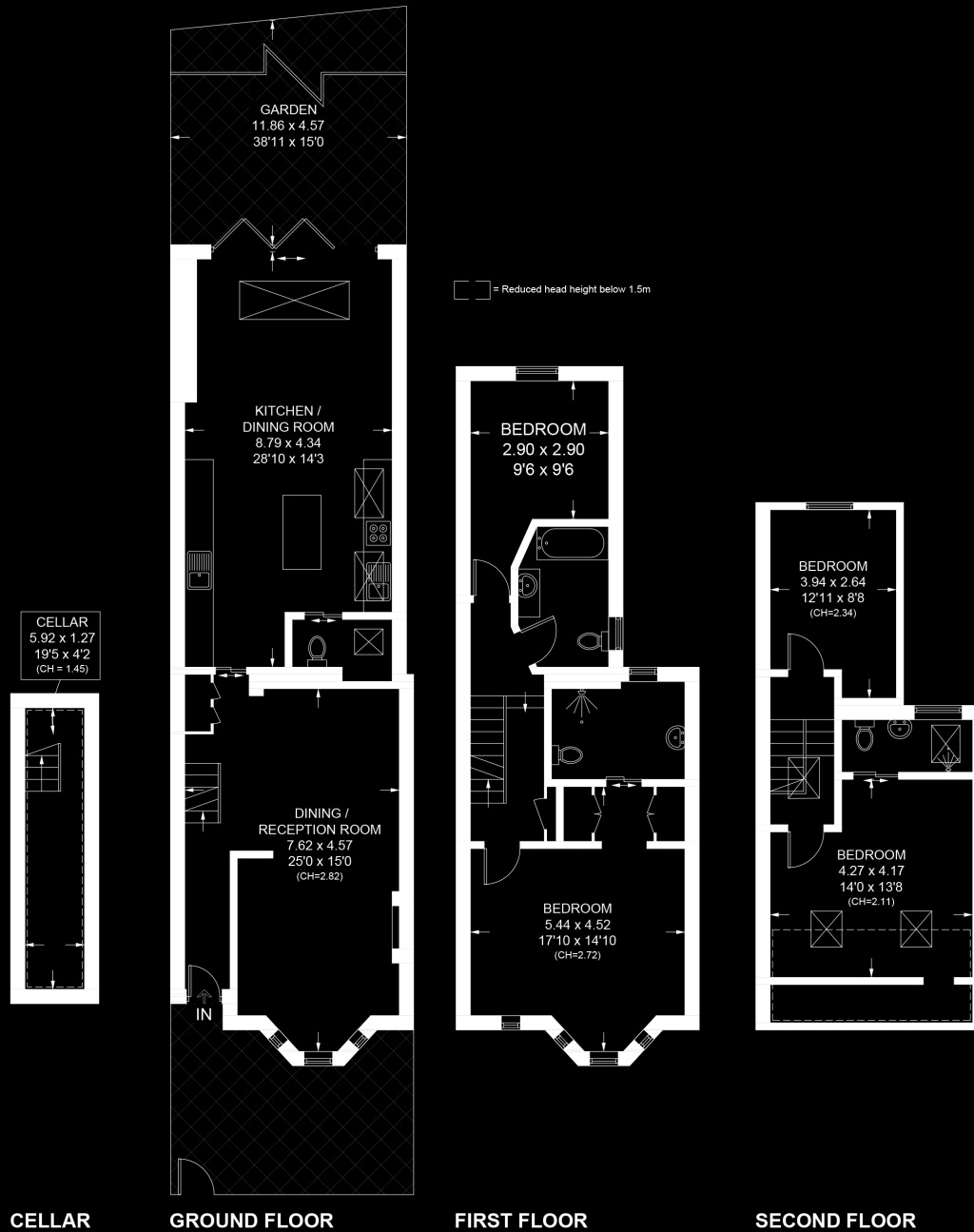
**SCAN TO VIEW
THIS PROPERTY**



Clapham Common, one of London's oldest and largest public open spaces, is just a few minutes' stroll away and offers an underground station at Clapham South. Additionally, the vibrant 'Abbeville Village' is in close proximity, offering an array of boutique shops, cafés, and restaurants, enriching the overall neighbourhood experience.



Approximate Area = 160.3 sq m / 1725 sq ft
 Cellar = 7.4 sq m / 80 sq ft
 Total = 167.7sq m / 1805 sq ft
 Including Limited Use Area (16.0 sq m / 172 sq ft)



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Floor plan for identification purposes only - not to scale.

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