



**JAMES
ANDERSON**

Westthorpe Road
London SW15
Guide Price £1,400,000



Westthorpe Road London SW15

Rarely available and offered with no onward chain, this charming period home is situated on the highly sought-after Westthorpe Road, a location renowned for its quiet residential charm and excellent community feel. These homes seldom come to market and present an exciting opportunity to personalise and modernise a generous family space in one of the area's most desirable settings.

Internally, the home offers a well-balanced layout ideal for both family life and entertaining. The ground floor features a bright and airy double reception room, beautifully illuminated by large bay windows at the front and rear, offering defined spaces for living and dining or a home office setup. High ceilings and period features add character, while the open flow enhances the sense of space.

To the rear, the kitchen/dining room offers a generous space with room for a large dining table and doors leading directly onto the south-facing rear garden. The garden is designed for low maintenance yet provides a private, sunny outdoor retreat for relaxing, gardening or summer dining.

The cellar, accessible from the hallway, offers practical storage space and potential for conversion, subject to the usual consents.

Upstairs, the property comprises four well-proportioned bedrooms, offering flexibility for growing families, guests, or a home office. The current layout includes a separate WC and a family bathroom with wash hand basin. Like many homes on the street, there's also scope to extend into the loft (STPP), allowing for a luxurious principal suite or additional bedroom and bathroom if desired.

Families will appreciate the close proximity to highly regarded local schools, both primary and secondary, along with several outstanding-rated nurseries. The area is also well-served by a range of local amenities while the home is also within easy reach of transport links into London.

Tenure - Freehold
EPC Rating - TBC
Council Tax Band - G

















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Approximate Gross Internal Area = 1366 sq ft / 127 sq m



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