



Beech Close | Wimbledon | London  
**Guide Price £950,000**







Beech Close, Wimbledon, London

## **Guide Price £950,000** **Freehold**

Set in a desirable cul-de-sac location near to Wimbledon Common this three bedroom family home has beautiful views to the rear backing on to Lady Jane's Wood within the Grade II listed Cannizaro Park. The property benefits from off street parking and is a picturesque stroll away from the many shops, restaurants and bars in Wimbledon Village. Further benefits of the location include proximity to local tennis and golf clubs and the highly regarded Kings College School. NO ONWARD CHAIN. EPC EER D.

### **Front**

Planted with conifer hedging, shrubs, mature tree with shingled bed to side. Hard standing providing off street parking. Storm porch with courtesy lighting, front door with multi paned obscure glazing to:-





### **Entrance Hall**

Double glazed window to front aspect, ceiling coving, under stairs cupboard. Doors to:-

### **Kitchen**

Fitted with a range of eye level and base units with work top incorporating one and a half bowl stainless steel sink unit, built-in oven with electric hob and extractor over, space for dishwasher and fridge/freezer, cupboard enclosed boiler, tiled floor, multi paned curved window to front aspect. Door to:-

### **Utility Room**

Space for washing machine, tumble dryer and fridge/freezer, butler style sink, ceiling coving, tiled floor, double glazed window and door to rear garden.

### **Living/Dining Room**

Double glazed doors leading to garden, ceiling coving, opening to conservatory.

### **Conservatory**

Brick and double glazed construction with double glazed windows to side and rear.

### **First Floor Landing**

Approached via staircase from entrance hall, double glazed window to front aspect, ceiling coving. Doors to:-





**Bedroom 1**

Double glazed window to rear aspect giving beautiful views over Cannizaro Park, built-in wardrobe, airing cupboard, coving.

**Bedroom 2**

Double glazed window to rear aspect, built-in wardrobes, coving.



**Bedroom 3**

Double glazed window to front aspect, storage cupboard, coving, access to loft.

**Bathroom**

White suite comprising panel enclosed bath with wall mounted shower and screen, vanity unit with inset wash hand basin, concealed cistern low level w.c., part tiled walls, tiled floor, ceiling coving, heated towel rail, frosted double glazed window to front aspect.







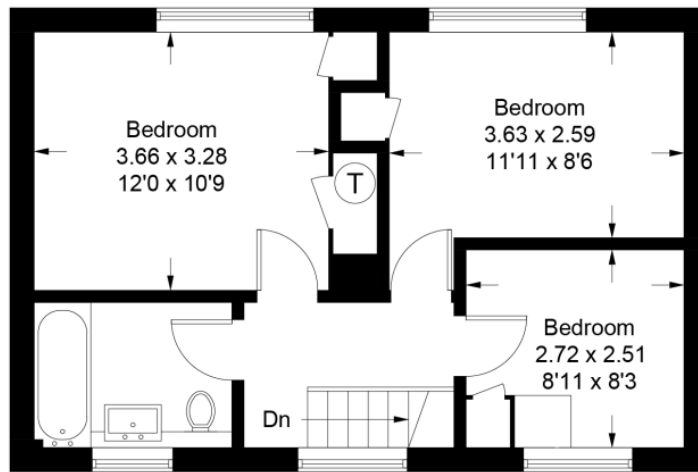
## Outside

### Rear Garden

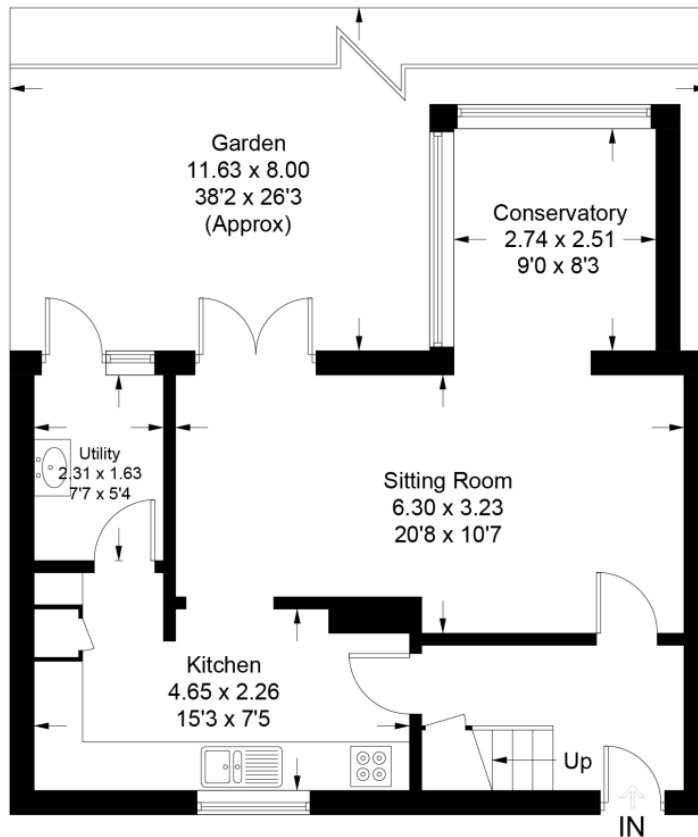
Raised paved patio area with step down to garden, mainly laid to lawn with bedding to all sides, path leading to garden shed.



Approximate Gross Internal Area = 91 sq m / 979 sq ft



### First Floor



### Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID355205)

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# Branch Network



## Local Authority

London Borough of Merton

## Agents Notes

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

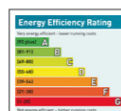
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