

Arterberry Road, SW20

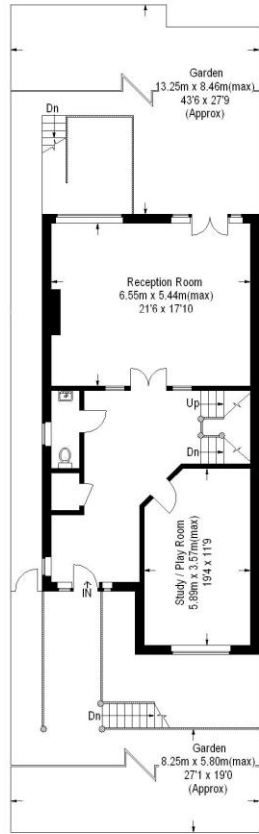
Approximate Gross Internal Area  
Basement - 111 sq m / 1195 sq ft  
Ground Floor - 88 sq m / 947 sq ft  
First Floor - 90 sq m / 969 sq ft  
Second Floor (Including Eaves) - 76 sq m / 818 sq ft  
Total - 365 sq m / 3929 sq ft



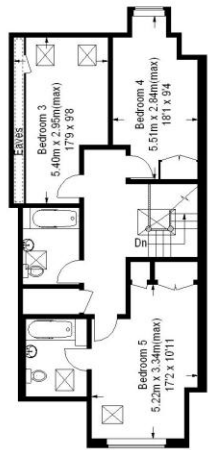
Reduced headroom below 1.5 m / 5'0"



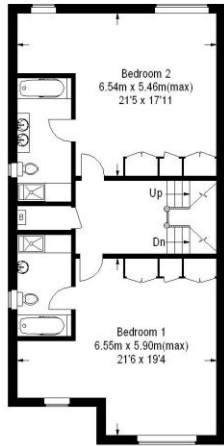
Basement



Ground Floor

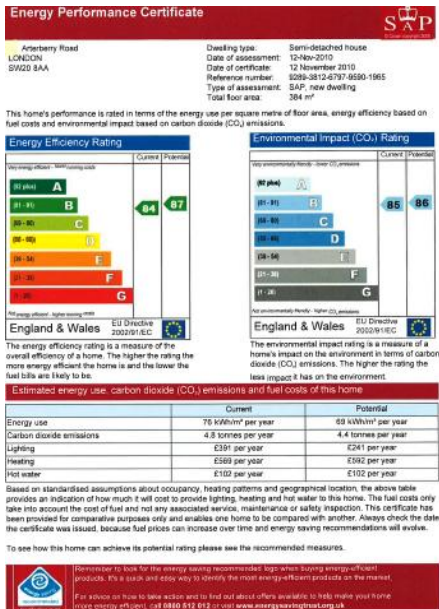


Second Floor



First Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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(ID35914)



Ref: RP5220

These floorplans are for representation and identification purposes only. They are not to scale and all measurements of windows, doors etc. are approximate. The room dimensions are at maximum and include window bays and wardrobes. Any systems or appliances identified have not been tested and no guarantee as to their operating ability can be given. Every attempt has been made to ensure accuracy, however no responsibility is taken for any error, omission or misstatement. Gross internal floor area includes cellars and storage areas where applicable.

# Ellisons

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## Hadow House, Arterberry Road, Wimbledon



**£2,350,000 FREEHOLD**

**An exceptional luxury six bedroom semi-detached townhouse, arranged over four floors with the benefit of an annexe with its own independent access. This is a beautiful family home extending to nearly 4000 sq.ft., built by Shanly Homes with a superb specification in 2010.**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.  
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**National Estate Agent of the Year**



**Hadow House**  
**Arterberry Road SW20**

Hadow House is a 6 bedroom, 4 bathroom semi-detached townhouse, with almost 4,000 sq. ft of internal accommodation, providing ample space for family living. A superb specification including a bespoke upgrade high tech audio visual system and a separate annexe ideal for an au pair or relative.

Located to provide the best of both worlds, less than one mile from Wimbledon Village and ½ mile from Raynes Park High Street and British Rail Station with frequent trains to Waterloo/Central London. Easy reach to Kings School, Wimbledon High School, Ursline Convent & Norwegian School's.

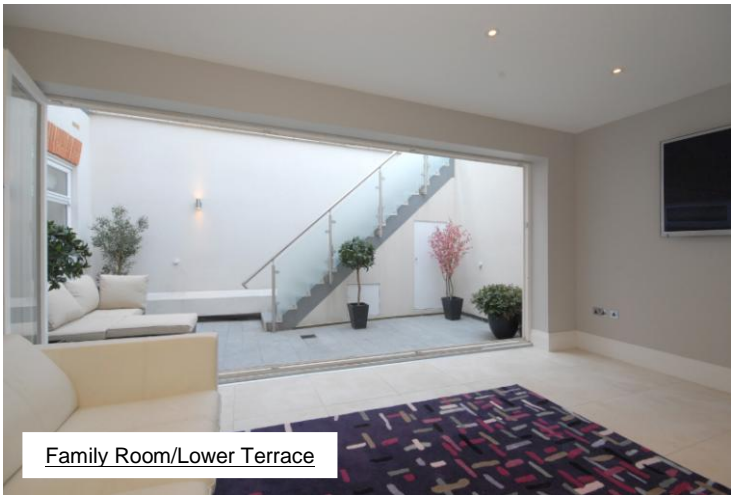
6 bedrooms, 5 bathrooms, 2 cloakrooms, living/cinema room, kitchen/family/dining room, study/playroom, annexe, lower terrace, landscaped garden, off-street parking for 2 cars.



Kitchen/Family/Dining Room

**STUNNING SPECIFICATON:**

- Bespoke kitchen with Miele appliances
- Annexe with independent access
- Gas central heating
- Underfloor heating to all floors
- Solar energy heating/hot water
- Pressurised hot water system
- Villeroy and Boch Sanitaryware
- ‘American walnut’ doors
- Walnut staircase with glass infills
- Polished chrome ironmongery
- Full TV/FM and satellite installation to all reception rooms and bedrooms
- ‘Control 4’ audio visual lighting and security camera system
- 3D cinema room with projector and screen
- Audio system linked to main rooms and garden
- CAT 5 cabling
- Italian bespoke wardrobes
- NACOSS approved alarm system
- Mains smoke detectors
- Landscaped gardens
- Chinese slate patios
- NHBC guarantee



Family Room/Lower Terrace

**GROUND FLOOR**

**Living Room/Cinema Room – 21’6x17’10**

Double doors leading from entrance hall, wood flooring, French door to patio and garden, JVC 3D projector and 16:9 2 metre screen.

**Cloakroom**

Window to side, Villeroy & Boch sanitaryware

**Study/Playroom – 19’4x11’9**

Two sash windows, wood flooring, wall mounted LG 42” LCD TV.

**Media Cupboard – air conditioned**

Central control for integrated AV system, includes Sonos .music bridge, Control 4 central unit, three networked HD-DVD players and 3 Sky HD 3D boxes



Master Bedroom

**SECOND FLOOR**

**Bedroom 3 – 17’2 x 10’11**

Built in wardrobes, two sash windows, en-suite with Villeroy & Boch sanitaryware, bath, shower, basin, WC

**Bedroom 4 – 18’1x9’4**

Built in wardrobe, sash window overlooking garden, infra-red CCTV camera linked to networked TV’s

**Bedroom 5 – 17’9 x 9’8**

Two skylights, infra-red CCTV camera linked to networked TV’s

**Family Bathroom**

Villeroy & Boch sanitaryware, shower, bath, basin, WC

**BASEMENT**

**Kitchen/family/dining – 38’3x21’8**

Bespoke designed kitchen, composite stone worktop, Miele integrated appliances, double oven, ceramic induction hob, wine cooler, warming drawer and integrated dishwasher. Large patio doors leading to outside lower terrace. Wall-mounted 60” Samsung Plasma TV.

**Cloakroom**

Villeroy & Boch sanitaryware.

**Annexe – independent access**

**Kitchen/living room – 19’4x11’10**

Open plan living area with natural light. Kitchen with integrated appliances including single oven, ceramic hob, cooker hood and integrated fridge/freezer.

**Bedroom 6 – 10’9 x 10’5**

Large sash window, en-suite bathroom, shower, basin, WC



Living Room/Cinema Room

**FIRST FLOOR**

**Master Bedroom – 21’5x17’11**

Large double with fitted wardrobes, en-suite with Villeroy & Boch sanitaryware, bath, shower, two wash hand basins, WC, two sash windows overlooking garden, wall mounted LG 42” LCD TV

**Bedroom 2 -21’6x19’4**

Double bedroom, fitted wardrobes, two sash windows, en-suite, Villeroy & Boch sanitaryware, shower, bath, basin, WC.

**Linen Cupboard**



Master En-suite