



Gladstone Road | London  
**Offers in Excess Of £1,100,000**







Gladstone Road, London

## Offers in Excess Of £1,100,000 Freehold

Situated a short walk from Wimbledon town centre and Wimbledon station but away from the hustle and bustle. This cleverly extended and well proportioned four double bedroom, two bathroom family home has had everything done by the current owners. With a large through lounge / dining room and spacious kitchen breakfast room / family room, the ground floor is a wonderful entertaining space. EPC D





### **Front Garden**

Paved front garden with path leading to front door

### **Entrance Hall**

Wood floors, radiator with cover, door to lounge and stairs leading to first floor.

### **Lounge/Dining Room**

7.92m x 3.61m (26'0" x 11'10")

The original reception room and dining room have been opened up to create a spacious lounge / dining room with solid wood floors. Wood framed double glazed sash windows with shutters and double radiator below form the bay window. The open working fireplace has shelves and storage built-in on either side. The dining area has space for a ample dining table. Under stairs storage access and doorway leading to kitchen family room.

### **Kitchen / Family Room**

6.40m x 4.62m (21'0" x 15'2")

A wonderful extended family space with L shaped solid wood work surface kitchen, range of under counter cupboards and drawers, built-in dishwasher and bin cupboard. Large central island with wood work surface and lots of storage. There is also a full wall of built in cupboards with integrated fridge / freezer and separate integrated fridge. Worcester Bosch condenser boiler with separate pressurised hot water tank, integrated washing machine and space above for tumble dryer. Pantry cupboard and further storage. The family area benefits from underfloor heating and three large bi folding doors leading to the east facing garden.



### **First Floor Landing**

### **Family Bathroom**

3.30m x 2.40m (10'10" x 7'11")

Forming part of the first floor extension, this luxurious family bathroom comprises freestanding bath with mixer taps, corner shower cubicle, hand basin, WC, combined towel rail / radiator and double glazed window over looking rear garden.

### **Bedroom One**

4.60m x 3.40m (15'1" x 11'2")

Stretching across the whole frontage of the first floor this bright and airy bedroom benefits from a closed feature fire place. There are also two double glazed wood framed sash windows with shutters and double radiator. Central ceiling light with dimmer control.

### **Bedroom Two**

3.70m x 3.00m (12'2" x 9'10")

Wood framed double glazed sash window with shutters and double radiator, central ceiling light with dimmer switch.







### **Second Floor Landing**

Large linen cupboard, smoke alarm and doors leading to :-

### **Ensuite**

Part tiled walls, shower cubicle with power shower, hand basin, WC and double glazed window to rear aspect.

### **Bedroom Three**

3.30mx2.40m(10'10" x 7'11")

Wood framed double glazed window to rear aspect, double radiator and built-in cupboard.



### **Master Bedroom**

4.82mx4.04m(15'10" x 13'3")

A well laid out master suite with lots of cleverly built-in storage with a mixture of hanging, drawers and shelves. Eaves storage, two Velux windows to front aspect with black-out blinds. Door leading to en-suite.





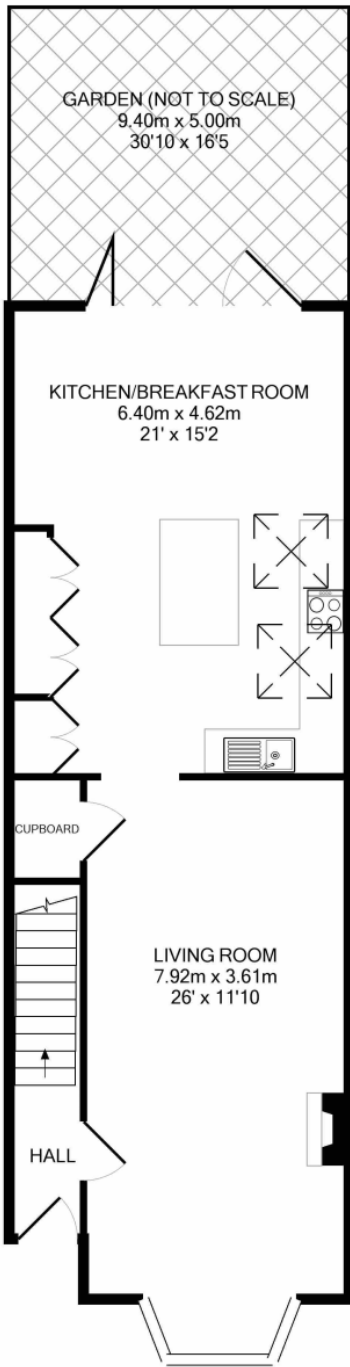
### **Garden**

9.40mx5.00m(30'10" x 16'5")

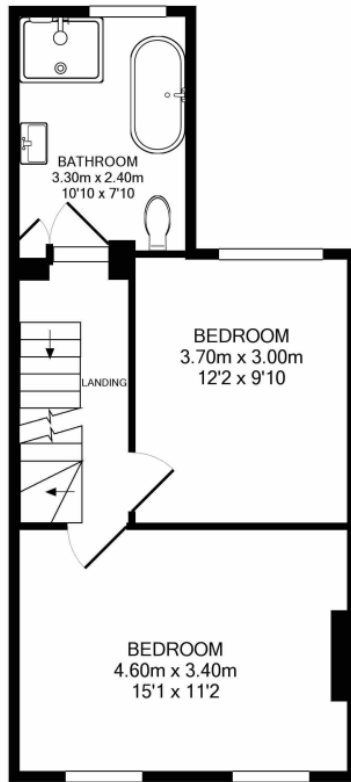
A low maintenance east facing garden with patio area, artificial lawn, wall mounted lighting and garden shed.

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

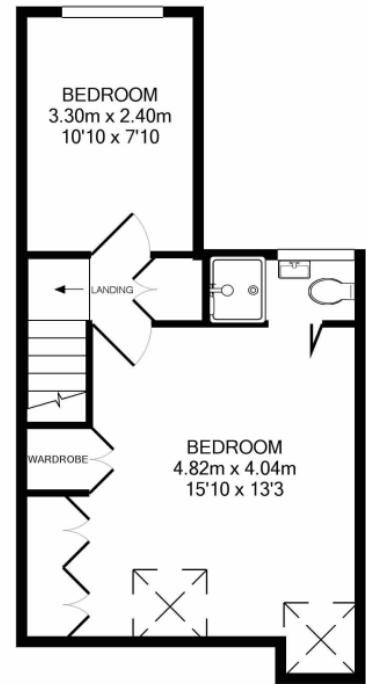
### **Your View...**



Ground Floor  
Approx. Floor  
Area 63.0 Sq.M.  
(678 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 39.9 Sq.M.  
(430 Sq.Ft.)



2nd Floor  
Approx. Floor  
Area 32.7 Sq.M.  
(352 Sq.Ft.)

Total Approx. Floor Area 135.6 Sq.M. (1459 Sq.Ft.)

Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2018

# Branch Network



## Local Authority

## Agents Notes

## Fixtures & Fittings

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

## All Measurements

All Measurements are Approximate

## Floorplan Clause

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

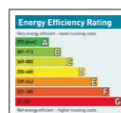
## RESIDENTIAL SALES

44 Coombe Lane, London, SW20 0LA

T 0208 946 6511

raynespark@goodfellows.co.uk

www.finchandcompany.com



For full EPC please contact the branch