

Spencer Hill Road, Wimbledon SW19 4EL



Guide Price £1,295,000 Freehold

This four double bedroom, two bathroom terraced family home is nestled in a quiet cul-de-sac and offers nearly 1500 sq.ft. of well-proportioned living space across three floors. The ground floor features a spacious reception room that flows into a dining room/conservatory with doors opening to a private rear garden. The modern kitchen is located at the front of the house, and there is also a guest toilet. The four generous double bedrooms, all equal in size, are spread across the first and second floors. The principal bedroom on the first floor includes fitted wardrobes and an en-suite shower room. The south-facing rear garden is easy to maintain, featuring a patio area and garden storage room, and there is off-street parking at the front. This home is conveniently located with easy access to transportation and the amenities of Wimbledon town centre, including the Mainline/District line station. Wimbledon Village, known for its boutique shops and restaurants as well as the open space of The Common, is also within easy reach. Tax band G (Merton).

- Family house with four equally sized double bedrooms
- Two bath/shower rooms (one en-suite)
- Guest toilet
- Reception room
- Dining room/conservatory
- Fitted modern kitchen
- Ample storage throughout
- Easy to maintain south facing rear garden
- Off-street parking
- Easy access to Wimbledon station

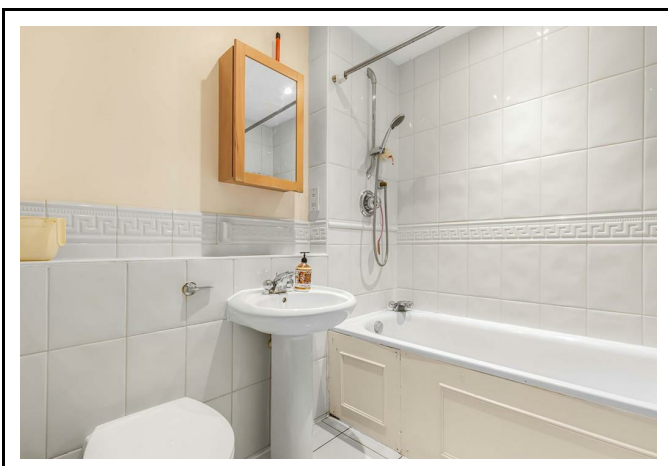
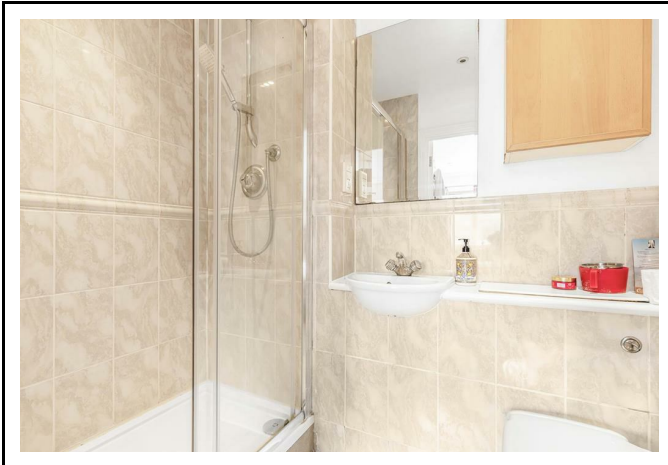
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

The property is conveniently placed just off Worple Road, within half a mile of Wimbledon Town Centre with its Mainline/District line station, shops, bars, restaurants and entertainment amenities. Wimbledon Village with its fashionable boutiques and the open spaces of the Common are also easily accessible.





Spencer Hill Road

Approximate Gross Internal Area = 1491 sq ft / 138.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 46 sq ft / 4.3 sq m
 Storage = 86 sq ft / 8 sq m
 Total = 1623 sq ft / 150.9 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



EPC Rating C
Council Tax: G



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