

Hazelbury Close, Wimbledon SW19 3JL



Guide Price £1,425,000 Freehold

This superb detached family home, located in the desirable Merton Park area on a peaceful cul-de-sac, is in excellent condition and conveniently close to Wimbledon Town. Spread across three floors, this spacious property features five bedrooms, three bathrooms, two reception rooms, a bright kitchen/dining area, and a study. The home also boasts an east facing mature rear garden with a southerly aspect, providing a perfect space for relaxation. Additional amenities include a garage and ample off-street parking for at least three cars. Furthermore, the property is situated within close proximity to the highly regarded Merton Park Primary School. No Chain. Council tax band G (Merton)

- Detached family house
- Five bedrooms
- Three bathrooms (one being en-suite)
- Two bright reception rooms
- Separate study
- Cloak room
- Garage
- Driveway with off street parking
- Secluded garden
- Quiet location

020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

Hazelbury Close is situated conveniently for access to Merton Park Tram link as well as South Wimbledon Underground station (Northern line). The excellent Merton Park Primary School (OFSTED Outstanding) is nearby and a number of local shops. Wimbledon Town Centre, with its Mainline/District line station and numerous shopping and entertainment facilities is also easily accessible.





Hazelbury Close

Approximate Gross Internal Area = 1796 sq ft / 166.9 sq m
 (Excluding Reduced Headroom / Eaves / Void)
 Reduced Headroom / Eaves = 71 sq ft / 6.6 sq m
 Garage = 177 sq ft / 16.4 sq m
 Total = 2044 sq ft / 189.9 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



Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780