

William Road, Wimbledon SW19 3PL



Guide Price £1,300,000 Freehold

An attractive Victorian family house situated in a prime residential area in Dundonald Park and within easy walking distance of the town centre and mainline station. Deceptively spacious throughout and beautifully presented, accommodation includes a stunning kitchen with bifold doors to the charming south facing patio garden, a lovely double reception room with bay window, four double bedrooms, a study/bedroom five and two bath/shower rooms. The property is 1595 sq.ft over three floors and has the potential of extending further and increasing value by squaring off the kitchen with a side return extension (stpp). The house is very close to Dundonald Primary School and also Wimbledon Chase Primary School, both of which are highly sought after. Houses of this quality, so close to all the amenities, are rarely available and early internal viewings are strongly recommended. Council tax band F.

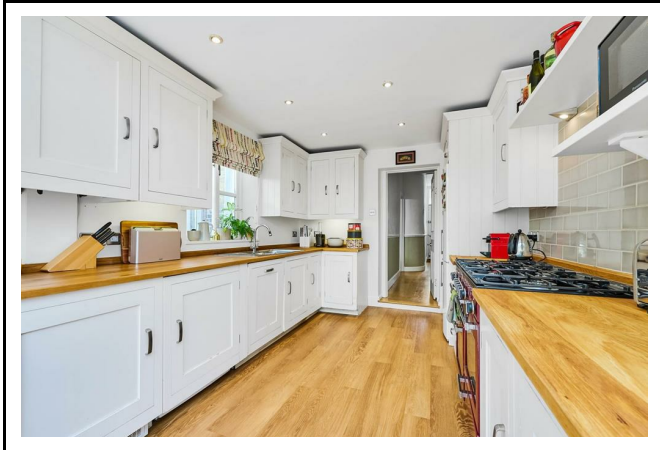
- Victorian family house
- Four / five bedrooms
- Two bathrooms
- Double reception room
- Study/bedroom
- Modern kitchen with bifold doors
- South facing garden
- Potential for side return (stpp)
- Stone's throw from Dundonald Primary School & Park
- Close to the town centre & station

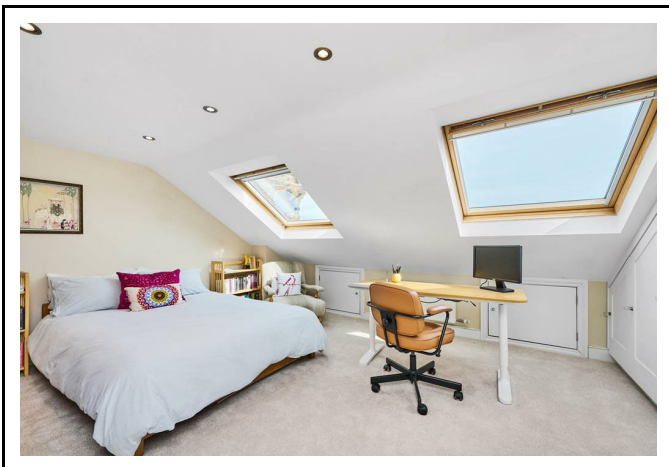
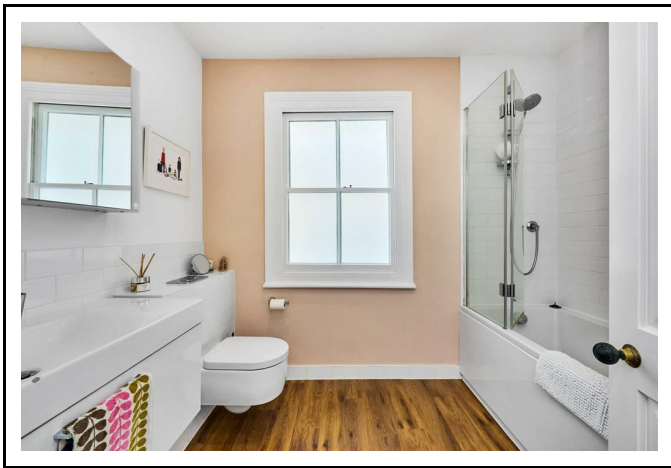
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

William Road is a quiet cul-de-sac off Dundonald Road and is conveniently placed for Dundonald Primary School and recreation fields. Dundonald Road Tramlink Station is close by as well as a selection of local shops. Wimbledon Town Centre with its Mainline/District Line Station and many shops, bars, restaurants and entertainment amenities is less than a mile away.





William Road

Approximate Gross Internal Area = 1595 sq ft / 148.2 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 81 sq ft / 7.5 sq m
 Total = 1676 sq ft / 155.7 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 D
Council Tax: F



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