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Arterberry Road, Wimbledon

£3,750,000

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A truly stunning 'Indigo Scott' built five bedroom, four bathroom, semi detached family home (4,272 Sq.Ft) with gated driveway, off street parking for two cars, and beautiful 85ft landscaped garden with two terraces and hot tub area.

The property has been superbly maintained and appointed, offering exceptional bright and spacious accommodation over four floors, with immaculate finish and luxury interiors throughout.

Offering the perfect balance between a modern lifestyle and comfortable living, with three impressive reception rooms complimented by a breath-taking bespoke fitted 'Poggenpohl' kitchen/diner with 'Miele' appliances, separate utility, elegant family bathroom, master bedroom suite with dressing area and ensuite shower, and two further en-suite bedrooms, this wonderful home provides a tranquil oasis to return to at the end of the day.

Further features include engineered wood flooring (with zoned underfloor heating) , 'Creston' lighting/mood system, full colour video entry phone system, and ample inbuilt storage.

Accommodation comprises entrance hall with access to store room, guest WC, and stairs rising to the first floor. A bright and generously proportioned reception room/study with attractive window and bespoke inbuilt 'Hyperion' desk and cabinetry providing an ideal home office this room overlooks the front driveway. To the rear of the property, an elegant reception room flows through onto the raised terrace with steps down to the garden. To the lower floor, there is a further reception/cinema room as well as utility, WC and store room, and beautiful open plan kitchen/diner, flooded with natural light and enjoying direct access onto the lower terrace/hot tub area. The kitchen area itself comprises a sleek range of matching 'Poggenpohl' wall and base units with work surfaces and central island incorporating inset sink unit, halogen hob with overhead extractor, triple inbuilt electric ovens, and further integrated appliances. To the first floor, there are three well proportioned bedrooms, including a glorious principal bedroom with dressing area and en-suite. A family bathroom with bath suite and Juliette style basins completes the first floor accommodation. To the second floor, there are a further two inviting double bedrooms, each with en-



Arterberry Road
 Approx Gross Internal Area
 Lower Ground Floor = 114.7 Sq m / 1234 Sq Ft
 Ground Floor = 99.9 Sq m / 1075 Sq Ft
 First Floor = 99.9 Sq m / 1075 Sq Ft
 Second Floor = 80.9 Sq m / 870 Sq Ft
 Garden Store = 1.7 Sq m / 18 Sq Ft
 Total = 397.1 Sq m / 4272 Sq Ft



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 Whilst every effort has been made to ensure the accuracy of the floor plan measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for clarification purposes only. Measured and shown accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 2' and are to the points indicated by the arrow heads.

- Stunning 'Indigo Scott' Built Five Bedroom Family Home (4,272 Sq.Ft)
- Luxury Interiors and High Quality Finish
- Three Large Reception Rooms plus a bespoke 'Hyperion' fitted home office
- Four Bath/Shower Rooms (Three En-Suite) Plus Two Guest WC's
- Gated Driveway with Secure Off Street Parking for Two Cars
- Sought After Wimbledon Location
- Bright and Spacious Accommodation Over Four Floors
- Impressive Open Plan Kitchen/Diner/Family Room
- Landscaped Private Garden 85ft with Two Terraces and Hot Tub Area
- EPC Property Ref: DA 0587 AR

