



Combemartin Road, London SW18 5PR

welcome to

Combemartin Road, London

Situated on one of Southfields' premier roads within the very sought after Sutherland Grove Conservation Area; this semi-detached family home offers spacious accommodation including a generous reception room, separate kitchen and dining room both with double doors leading to a lovely terrace overlooking the secluded rear garden. From the kitchen, there is a staircase leading down to the part basement conversion which currently offers a large double bedroom with en-suite bathroom, but could have many other uses including gym, bar and/or entertainment room.

Upstairs to the first floor there are two double bedrooms and a good size single bedroom serviced by a family bathroom; and a utility cupboard housing the boiler and plumbing for a washing machine. The top floor offers a large double bedroom which has previously been divided to provide two bedrooms serviced by a shower room.

Outside to the front, there is side access to the rear as well off street parking for two vehicles. The house also benefits from a detached garage with further off street parking space.

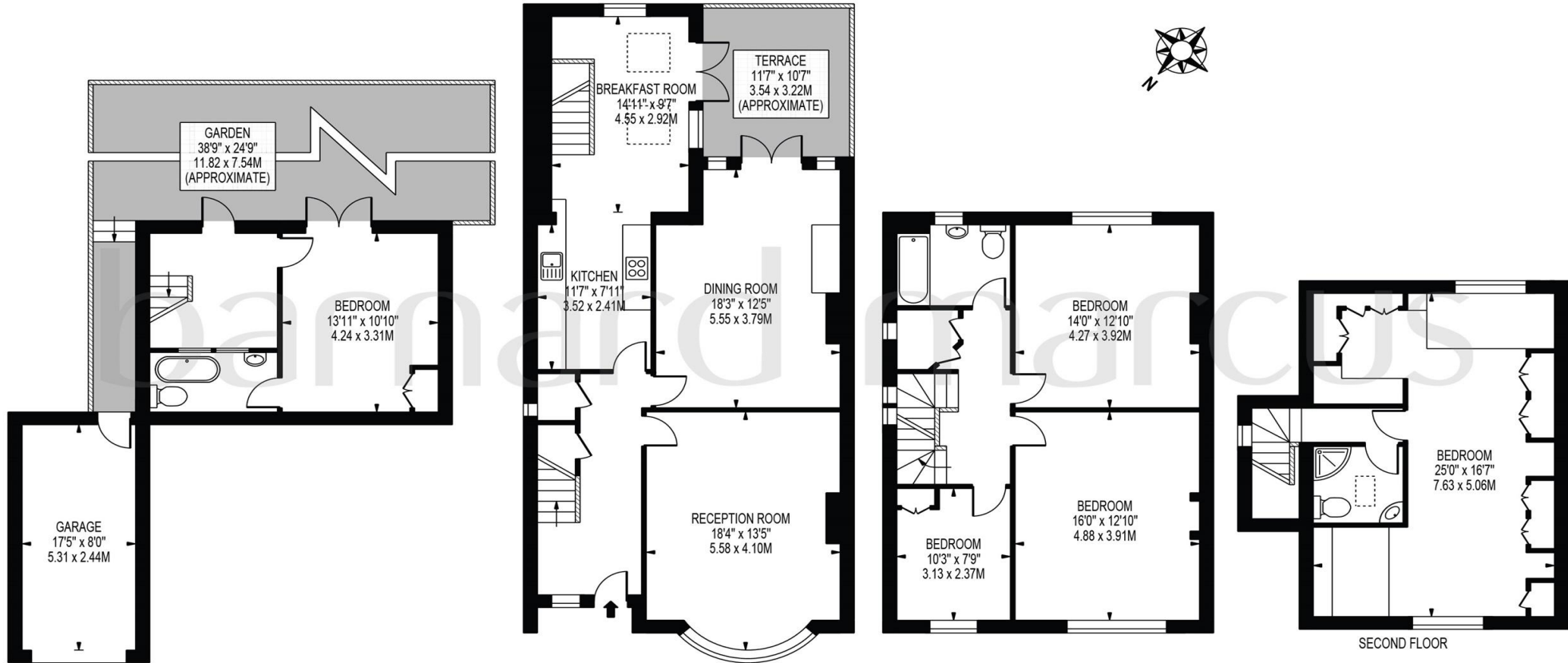
Retaining a number of fantastic original features and ideally situated for access into Southfields Village with its array of coffee shops, restaurants and transport facilities including the District Line Station. Wimbledon Park with its various recreational facilities is also within access and there are fast road links north and south bound via the A3 at Tibbets Corner.



COMBEMARTIN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2206 SQ FT - 204.97 SQ M
(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 140 SQ FT - 12.96 SQ M



LOWER GROUND FLOOR

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

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- Two Reception Rooms
- Off Street Parking for Three Vehicles & Detached Garage
- Five Bedrooms
- Two Bathrooms plus Shower Room
- Secluded Rear Garden

Tenure: Freehold EPC Rating: D

£1,825,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/SFS106287



Property Ref:
SFS106287 - 0004

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barnard marcus



020 8874 4106



southfields@barnardmarcus.co.uk



245 Wimbledon Park Road, Southfields,
LONDON, SW18 5RJ



barnardmarcus.co.uk