



Arterberry Road, Wimbledon SW20

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A magnificent modern five bedroom semi-detached family home well-located on the slopes of Wimbledon.

The house offers excellent living and entertaining space throughout. Classic architectural styling, together with contemporary interiors and up-to-the-minute technology, combine to provide an elevated living style in a highly desirable location close to 'The Village' and its array of amenities. This substantial family home offers excellent space with approximately 4200 sq ft.

There are five bedrooms and four bathroom/shower rooms. There is also lots of living space, including the main reception room, impressive kitchen/dining/family room, games room and dining room.

The reception benefits from a large balcony with steps down to the garden, and there is also easy access to the garden from the kitchen at the rear of the house.

Upstairs on the first floor, there is a main principal bedroom with a dressing room and en suite, two double bedrooms and a modern family bathroom. On the top floor, there are two further spacious double bedrooms, both with en suite shower rooms.

Externally to the rear, there is a large southwest-facing garden of almost 100 feet with a lower patio area boasting a hot tub. To the front, there is secure gated off street parking.

Arterberry Road is a popular road with incoming purchasers being a short distance from Wimbledon Village and the Common.

There are some excellent schools in the area (both in the Private and Public sectors), and a wide range of recreational activities are available, such as golf, tennis and fitness clubs. The A3 is close by and provides a direct route into central London. It also connects to the M25 network for both Heathrow and Gatwick airports.





EPC: C

Local Authority: London Borough of Merton

Council Tax Band: H

Tenure: Freehold

















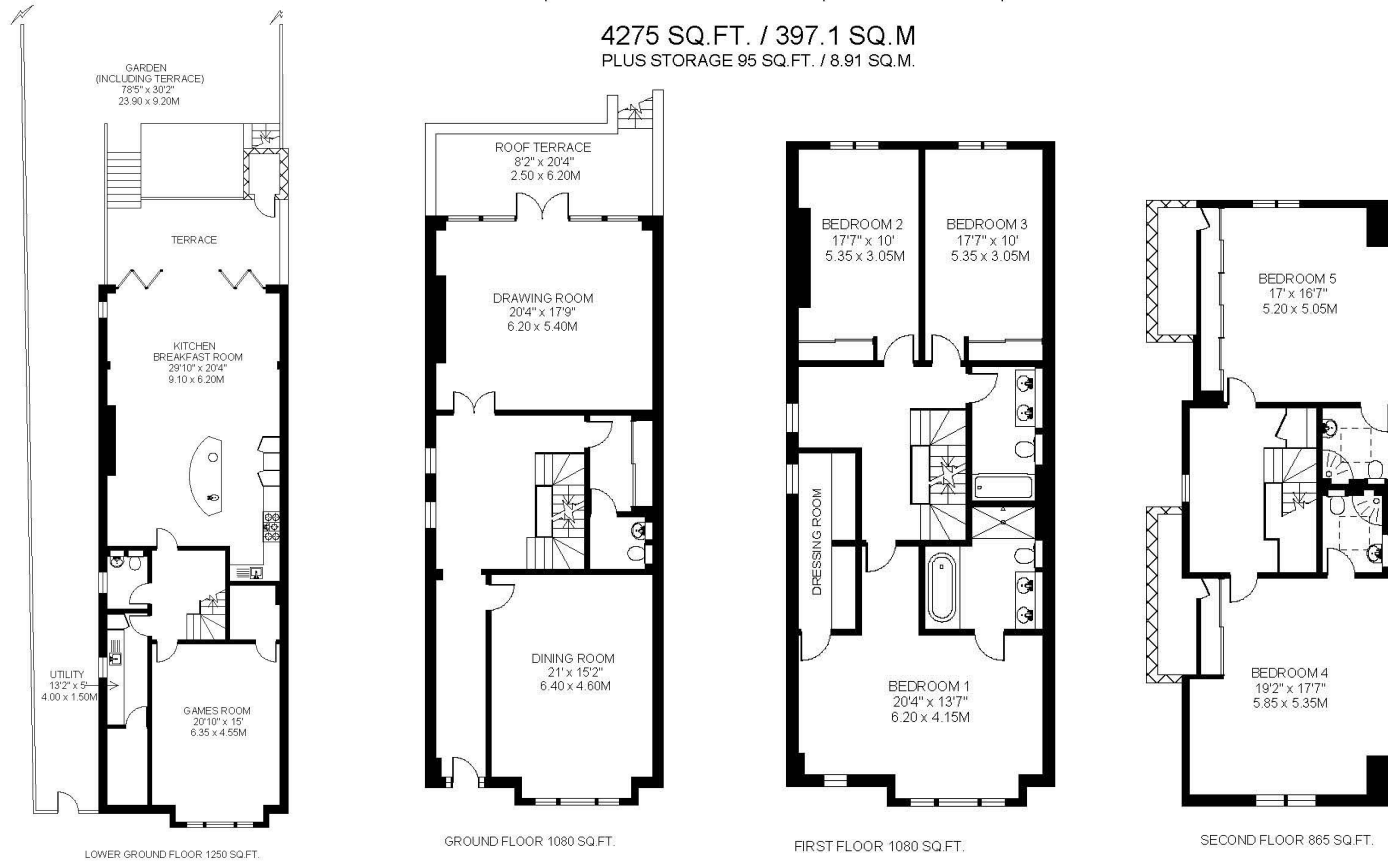




This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## THE HAWTHORNS, ARTERBERRY ROAD, WIMBLEDON, LONDON SW20

4275 SQ.FT. / 397.1 SQ.M  
PLUS STORAGE 95 SQ.FT. / 8.91 SQ.M.



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Particulars dated 2023. Photographs and videos dated 2023.

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