



Crooked Billet, Wimbledon, London SW19



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This unique detached house is situated at the end of a private driveway, offering the ultimate private location. This charming period house has been fully refurbished and remodeled by the current owners to provide almost 2,500 sq ft of living space. On the ground floor, the house briefly comprises a bright front reception room with glass door access to a sunny southern-facing garden. There is also a formal dining room, shower room, utility room and storage. At the rear is a stunning modern kitchen with bi-folding glazed doors that open out to a private courtyard. The kitchen roof is also fully glazed to allow for the maximum amount of light to flood the space. The first floor has three double bedrooms, one with a shower room and a family bathroom.



EPC
D

Guide price: £2,250,000

Tenure: Available freehold

Local authority: London Borough of Merton

Council tax band: G





Description & Location

The lower ground level, accessed from the main reception room is a multi-purpose room that could be utilised as a bedroom, gym, study or studio. Glazed roof lights flood the room with natural light and also an additional bathroom. Next to Wimbledon Common, this offers easy access to Wimbledon Village high street and convenient if using the mainline or tube stations in the town centre. The King's Club gym and pool is over the road, there are riding schools in the Village & golf clubs on the Common. Excellent schools in the area (both in the private & public sectors). The A3 is close by with great connections to the M25 network for Gatwick & Heathrow airports.







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Approximate Gross Internal Area : 223.15 Sq. metres
2402 Sq. feet

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.

Key :
CH - Ceiling Height



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2023. Photographs and videos dated August 2023.

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