



Peregrine Way, Wimbledon SW19





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On the ground floor, off the main entrance hallway, there is a bright double aspect reception room and dining room, with doors out the rear garden. At the front, there is a family room with built-in storage. The kitchen/breakfast room benefits from side access and leads to a utility room and integrated garage. Upstairs there is a dual aspect main bedroom with en suite bathroom, three further double bedrooms and a family bathroom. Externally there is a front garden with off street parking for two cars, whilst, at the back, the rear south-facing garden has a sunny patio area immediately off the back of the house and then a lawned area beyond.



Guide price: £2,250,000

Tenure: Freehold

Local authority: London Borough of Merton

Council tax band: H

Located at the end of a quiet cul-de-sac, close to Wimbledon Common and within walking distance of Wimbledon Village, this modern detached house offers practical family living space with the scope for expansion, subject to the usual planning consents.





Location

Peregrine Way is a small cul-de-sac well placed for Wimbledon Common, Wimbledon Village and ideal for Kings College School and other local schools. Wimbledon mainline and tube trains are easily accessed via the 200 bus along Ridgway and Raynes Park mainline station.



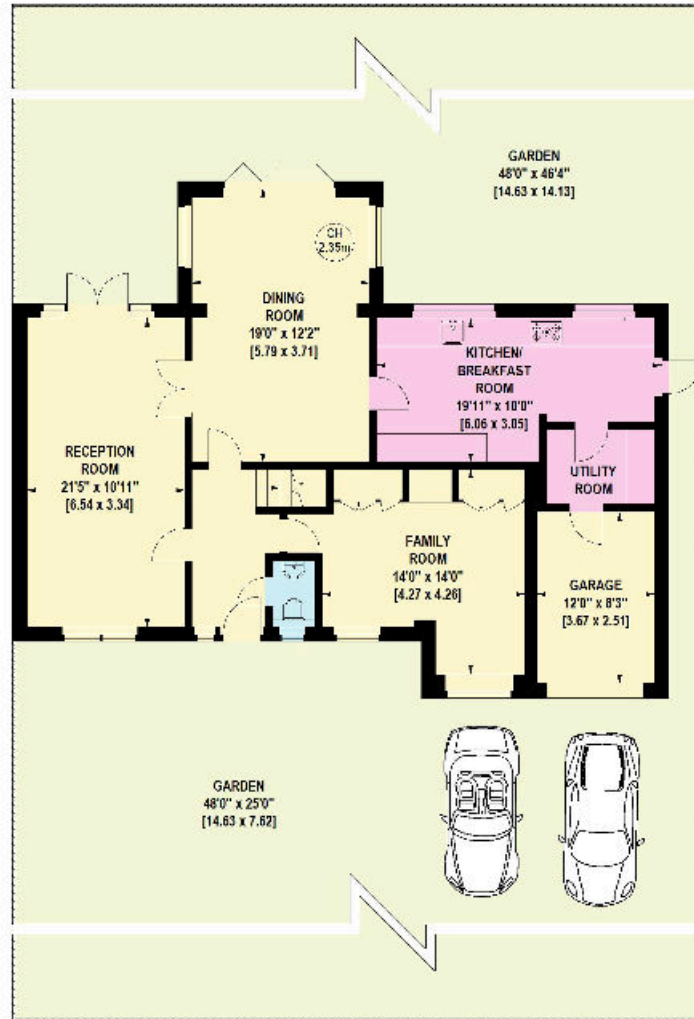


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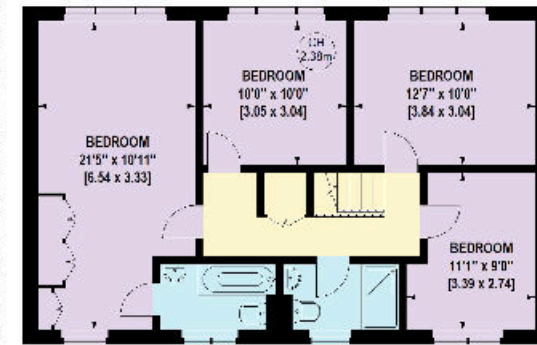
Approximate Gross Internal Area : 171.87 Sq. metres
 (Including Garage) 1850 Sq. feet
 Garage Area : 9.10 Sq. metres
 98 Sq. feet



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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