



Hillbury Road, Heaver Estate **SW17**



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This remarkable seven-bedroom semi-detached family residence is positioned in the highly coveted Heaver Estate. Boasting 4,240 square feet, the property exudes pristine elegance with generous proportions in its key living spaces.

Upon entry through the sophisticated stained glass door, a grand hallway welcomes you, branching into reception rooms on either side, each adorned with expansive bay windows that flood the space with natural light. To the right, a cozy snug features bespoke cabinetry and herringbone wooden floors, while the opposite side hosts a more spacious and formal living room with a gas fireplace.



Guide price: £3,999,950

Tenure: Available freehold

Local authority: London Borough of Wandsworth

Council tax band: H



At the rear of the property, the expansive and contemporary kitchen/family room has been meticulously designed, offering abundant space for both casual and formal activities. The kitchen features ample wall and base units, high-quality integrated appliances, and a sizable island/breakfast bar. Skylights and Crittal-style doors open up to the beautifully landscaped garden, infusing the room with light.

On the lower ground floor, a substantial utility room and ample storage space enhance the property's practicality.

The first floor unveils the spacious principal suite, spanning the width of the entire house. This luxurious space encompasses a double bedroom, an opulent bathroom with his and hers sinks, and an expansive walk-in dressing room with bespoke fittings. Additionally, two double bedrooms, one with an en suite shower room, grace this floor. The upper floors host four more generously sized double bedrooms and a contemporary bathroom, completing this meticulously designed family home.







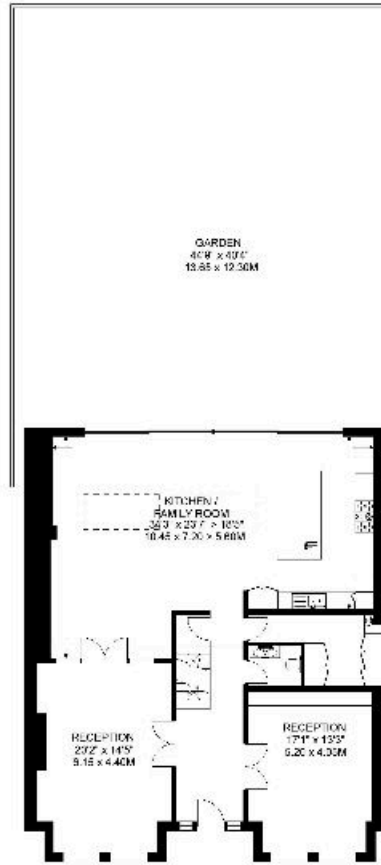
Hillbury Road, SW17

Approximate Internal Floor Area
4,192 sq ft / 389.4 sq m
Total Area Shown on Plan
4,240 sq ft / 393.9 sq m

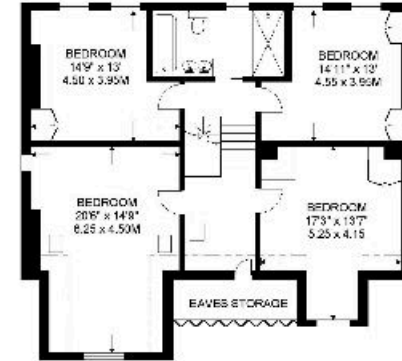
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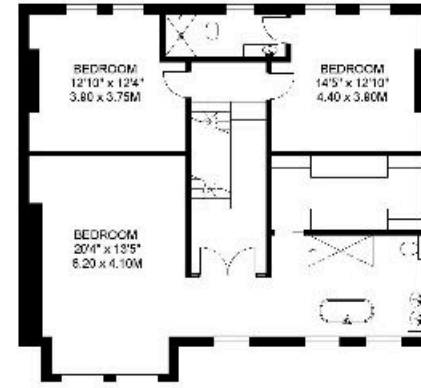
LOWER GROUND FLOOR 393 SQ.FT.



GROUND FLOOR 1248 SQ.FT.



SECOND FLOOR 1066 SQ.FT.



FIRST FLOOR 1183 SQ.FT.



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Particulars dated 07/03/2024. Photographs and videos dated 30/01/2024.

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