

**Royal Close, SW19** £1,695,000





## Royal Close, SW19

A five double bedroom, three bathroom house, with off street parking, garage and no onward chain. Located within a gated, exclusive development with panoramic views over the AELTC Tennis Courts.

The ground floor has a large entrance hall with an integral garage and downstairs cloakroom. The kitchen has been extended to the rear to create a large, modern open kitchen/dining room with bifolding doors to the landscaped west facing garden.

The first floor has a reception room, a cloakroom and a large bedroom, which lends itself perfectly as a study/ third reception room. The second floor is organised with two double bedrooms, both with ensuites, the master with a private balcony with tennis court views. The third floor offers another two bedrooms, with a bathroom between them.

The house sits in a leafy location, a short distance from the common, within a gated development. There are two off street parking spaces, with guest parking and beautiful views. There is no onward chain.

Royal Close is a very short walk to Wimbledon Common, the AELTC Tennis Courts, Wimbledon Park, Wimbledon Park Golf Course and bus stops. Just over a mile into the village and short walk to the District Line.

Five Double Bedrooms
Three Bathrooms
Parking And Garage
Tennis Court Views
Private Gated Development
No Onward Chain





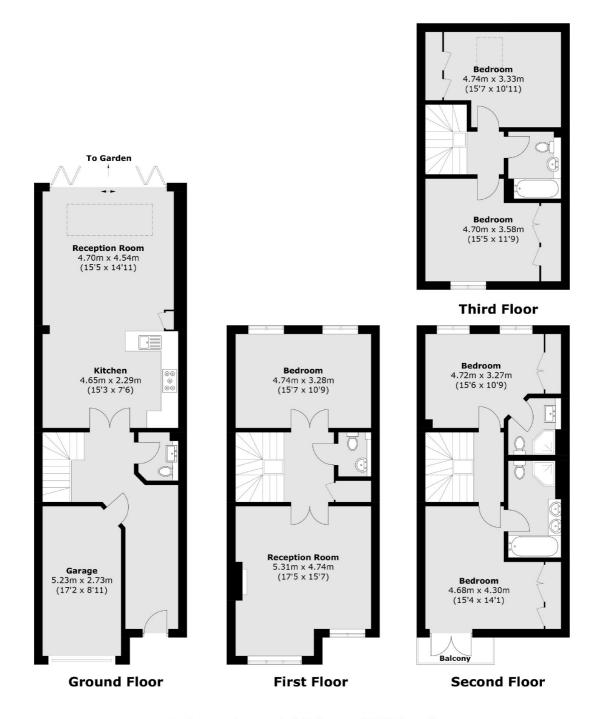








## Royal Close, London, SW19



Total area (approx.): 218.3 sq. m (2349.8 sq. ft) Balcony: 2.4 sq. m (25.8 sq. ft)







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