Ellisons

Wimbledon
Sales
13 Queens Road, Wimbledon
London SW19 8PF
T 020 8944 9494
E wimbledon@ellisons.uk.com
www.ellisons.uk.com

Herbert Road
Wimbledon, SW19 3SQ

£1,295,000 Freehold









A simply stunning and rarely available four bedroom, three bathroom semi-detached family home with off-street parking and a sunny south facing garden, brilliantly positioned in one of Wimbledon's most central and desirable locations.

Boasting an elegant open-plan kitchen/reception with significant storage and bespoke integrated appliances, a separate front reception and underfloor heating throughout on the ground floor. Floor to ceiling sliding doors open up to a beautifully landscaped south-west facing garden with a studio at the rear. Comprising three bedrooms with built-in storage (two doubles and one large single), one ensuite and a separate luxury family bathroom on the first floor, with the principal bedroom and spacious ensuite bathroom in the converted loft alongside copious eaves storage.

Further bonuses include a private driveway for up to three cars, a downstairs W/C and a utility room, with side access into the garden.

Nestled in the corner of a quiet cul-de-sac in Herbert Road and a stone's throw from Herbert Green, the property is only moments from Wimbledon Town Centre and Mainline Station, with the Northern Line Tube nearby. In addition the home is close to sought after Primary Schools, including Dundonald, Pelham and Wimbledon Chase Primary.

HERBERT ROAD, SW19

Approx. Gross Internal Floor Area

1759 Sq. ft/163.45 Sq. m (Including Reduced Height)
1607 Sq. ft/149.25 Sq. m (Excluding Reduced Height)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



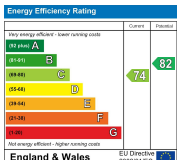












- Semi-Detached Family Home
- Four Bedrooms
- Three Bathrooms + W/C
- Magnificent Open-Plan Reception
- Of-Street Parking for 3 Cars
- Sought After "Dundonald" Location in Wimbledon
- Next to Outstanding Primary Schools and Various Transport Links
- Freehold
- EPC Rating - C
- Merton Council Tax Band - D

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494

arla | propertymark PROTECTED

naea | propertymark PROTECTED

Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019