



FARADAY ROAD

Wimbledon, SW19



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A charming and beautifully presented period home offering bright and spacious family living with a large garden and separate self-contained studio/garden room.



Local Authority: London Borough of Merton

Council Tax band: E

Tenure: Freehold

Guide Price: £1,300,000



ABOUT THE PROPERTY

This attractive Victorian property opens into a welcoming entrance hall, leading to a bright and elegant front reception room with a feature bay window, creating an ideal space for relaxing or entertaining. To the rear, the kitchen extension has been thoughtfully designed to provide a superb open-plan kitchen, dining area and family room. This impressive space is flooded with natural light from one continuous sky light, and large double glazed floor to ceiling aluminium sliding doors, that seamlessly connect the interior to a patio and spacious garden.











Upstairs, the first floor offers two double bedrooms, a single bedroom and a bright family bathroom.

The second floor has been converted to create an impressive principal bedroom suite, providing generous proportions, an ensuite bathroom and is complemented by additional storage within the eaves.

At the end of the garden there is an architecturally designed, purpose built studio. Constructed with deep foundations, block construction and is thermally insulated with double glazed aluminium frames. It benefits from electricity, underfloor heating and a fully functioning w/c and kitchen area.

Outside, there are two cedar clad storage spaces. This provides a versatile additional space for working from home, a gym, games room, or simply just for entertaining.







Approximate Gross Internal Area = 124.5 sq m / 1340 sq ft (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 4.9 sq m / 53 sq ft | Outbuilding = 28.6 sq m / 308 sq ft
 Total = 158.0 sq m / 1701 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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