



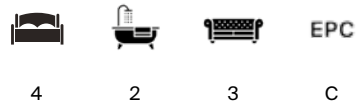
## PEREGRINE WAY

Wimbledon, SW19



# PEREGRINE WAY

A spacious four-bedroom detached family home located in a quiet residential close, near to Wimbledon Common, offering large living space and wonderful green views.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

**Guide Price: £2,500,000**



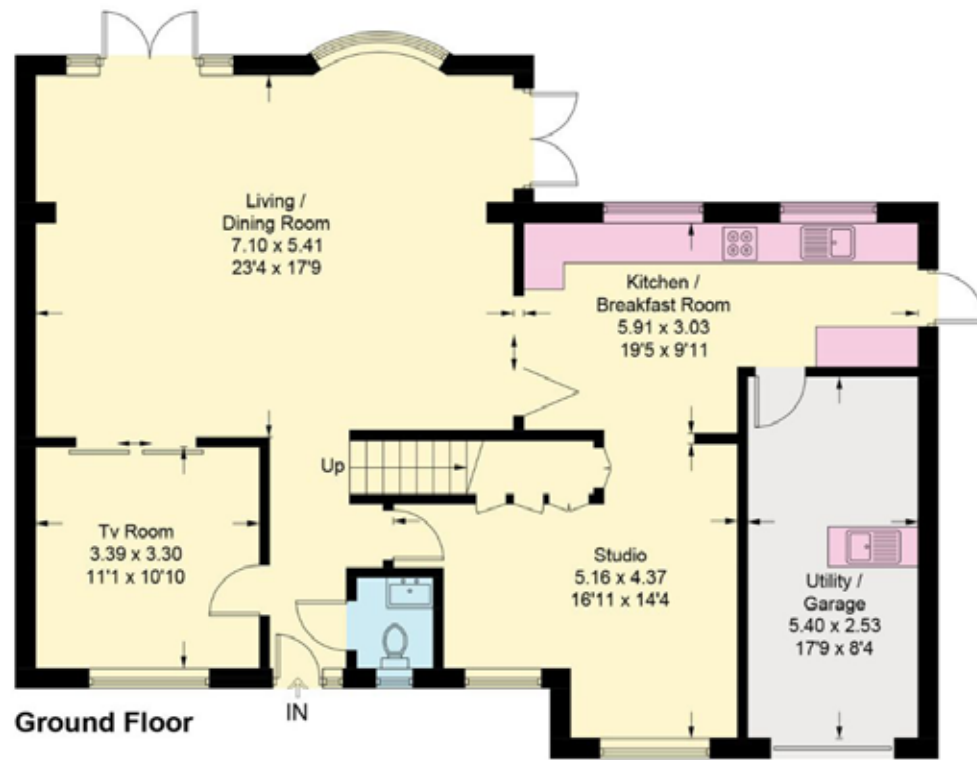
## ABOUT THE PROPERTY

This substantial family residence offers generous lateral living space on the ground floor, thoughtfully designed to accommodate modern family life. The layout includes a separate TV room and a versatile studio area, complete with a utility room and internal garage, providing ample space for work, leisure, or creative pursuits. The first floor features a spacious hallway leading to the principal bedroom, which boasts a walk-in wardrobe and an en-suite bathroom. Three additional bedrooms offer flexibility, with one ideally suited for use as a home office, catering to the needs of remote working or study. At the heart of the home lies a large open-plan living area that connects to the kitchen and breakfast area, offering a flexible layout perfect for both everyday living and entertaining. This space opens onto a wide garden featuring a lawn and a patio area, the garden backs onto a large green open space, enhancing the sense of privacy and connection to nature.









(Including Garage)  
 Approximate Gross Internal Area = 197.9 sq m / 2130 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)

We would be delighted  
to tell you more.

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