



# GRIFFITHS ROAD

Wimbledon, SW19



# GRIFFITHS ROAD

A fully extended semi-detached period home for sale in the heart of Wimbledon town centre, tucked away on a quiet road with a fantastic south facing garden.



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Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £1,650,000



## ABOUT THE PROPERTY

Situated on the sought-after Griffiths Road in SW19, this impressive semi detached period property has been fully extended to create a substantial and beautifully balanced family home arranged across three floors.

The ground floor offers excellent living and entertaining space, beginning with a generous double reception room that flows through to a large, light filled kitchen and dining area formed by the extensive rear extension. This space opens directly onto a private south facing garden via bi-folding doors, providing an ideal setting for family life and entertaining.











The house has been thoughtfully designed with bespoke storage featured throughout, ensuring practicality without compromising the character of the property. A ground floor cloakroom adds further everyday convenience. The upper floors provide accommodation comprising five well proportioned bedrooms and three bathrooms in total, including en suite facilities to two bedrooms. Large storage eaves on the upper level offer valuable additional space, complementing the generous bedroom accommodation.



The layout maximises both space and natural light, resulting in a fully extended home that combines period charm with modern functionality in a highly desirable Wimbledon location.





Approximate Gross Internal Area = 197.2 sq m / 2123 sq ft  
 Eaves = 16.3 sq m / 175 sq ft  
 Total = 213.5 sq m / 2298 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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