



SOUTH PARK ROAD

Wimbledon, SW19



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A beautifully presented four double bedroom semi-detached home with an office and a large private garden, located on a pretty residential street in Wimbledon.



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Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £1,700,000

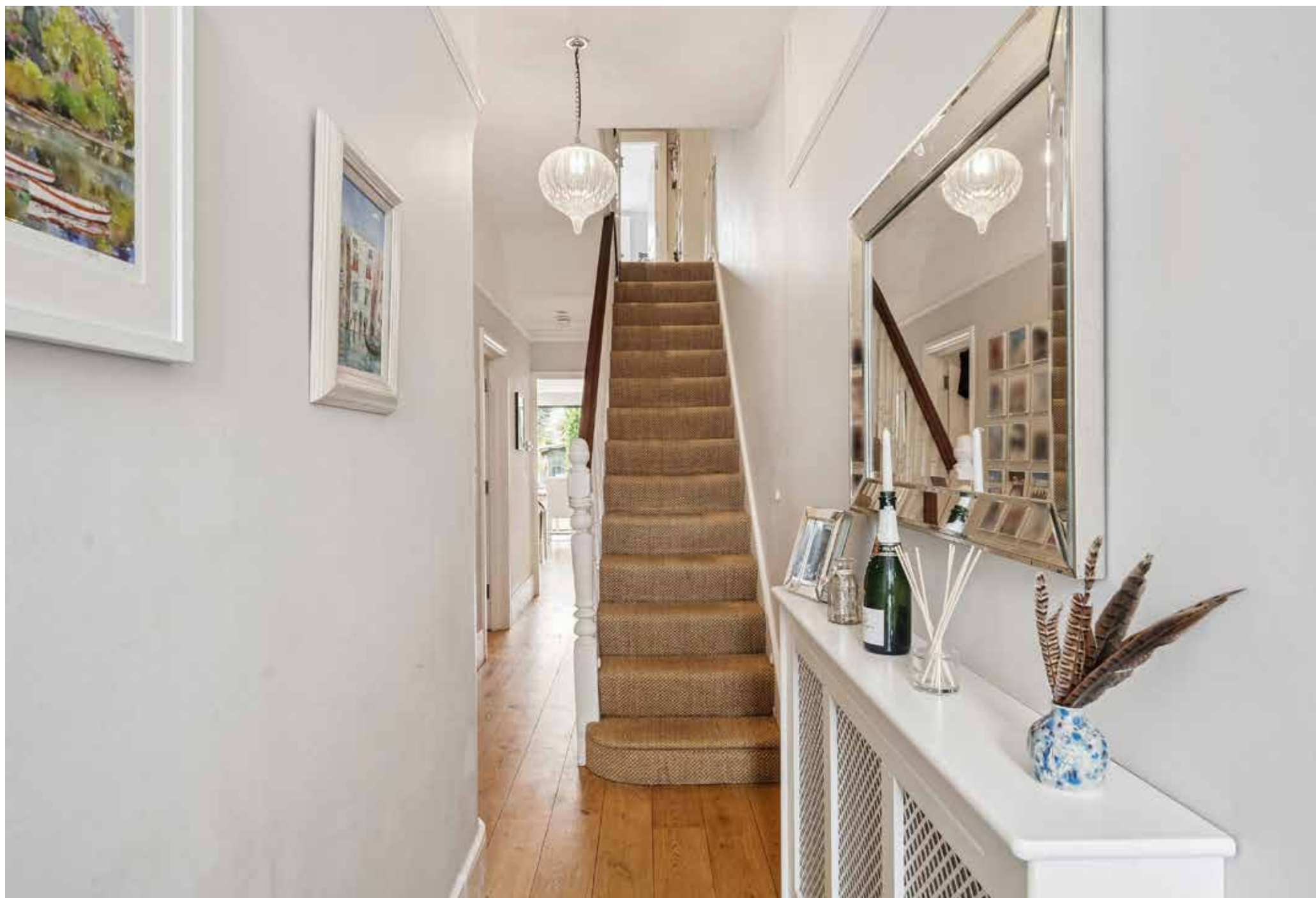


ABOUT THE PROPERTY

This elegant semi-detached house, spanning approximately 1,837 sq ft, combines period charm with contemporary family living. The ground floor features a bright bay-fronted double reception room with plantation shutters and a gas fireplace, while to the rear a stunning open-plan kitchen/dining room is flooded with natural light from rooflights.

The kitchen features a central island, bespoke cabinetry, Miele appliances and ample room for both dining and entertaining, with bi-folding doors opening out to the mature rear garden extending to approximately 75 ft.











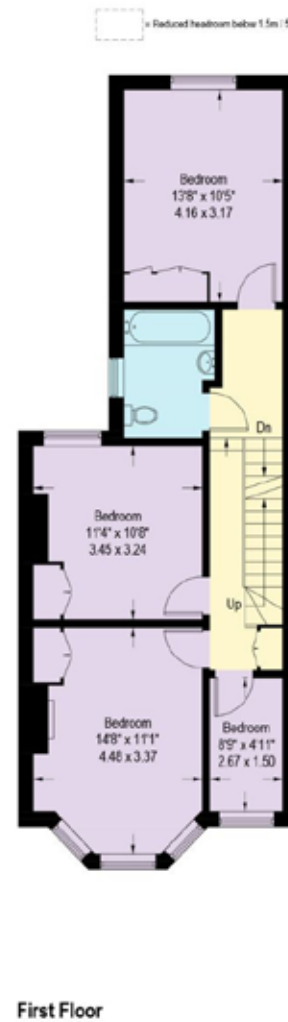
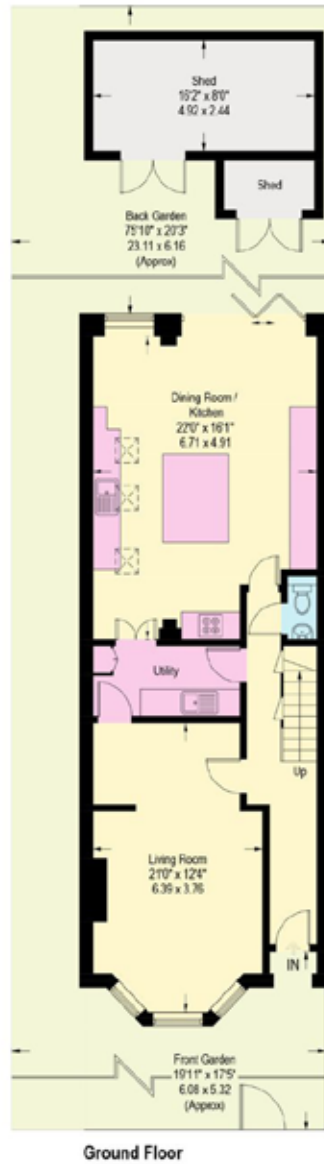
On the first floor are three well-proportioned double bedrooms, a versatile office or baby room, and a family bathroom. The impressive principal suite occupies the top floor, benefitting from a dressing room, ensuite shower room and extensive built-in wardrobes and eaves storage.

The garden provides a wonderful setting for outdoor dining, children's play and entertaining and there is a substantial garden shed which offers plenty of additional storage. The ground floor is completed by a useful laundry room and guest cloakroom.



South Park Road is conveniently located for a number of highly regarded schools, both state and independent, and benefits from excellent transport links via Wimbledon mainline station and District Line, as well as easy access to the Common and Wimbledon Village.





Approximate Gross Internal Area = 173.7 sq m / 1870 sq ft
 Reduced Headroom = 0.9 sq m / 10 sq ft | Shed = 12.0 sq m / 129 sq ft (Excluding Non-Demished Shed)
 Total = 186.6 sq m / 2009 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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