



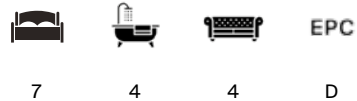
# BURGHLEY ROAD

Wimbledon, SW19



# BURGHLEY ROAD

An enchanting detached seven bedroom family home for sale in a popular Wimbledon Village location, set within mature and secluded grounds of approximately 0.41 acres.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £4,750,000



## ABOUT THE PROPERTY

Set behind an inviting carriage driveway, this substantial residence combines elegant proportions with a welcoming atmosphere, offering superb family living in a wonderfully private setting.

A broad entrance hall creates an immediate sense of space and grandeur, leading to the principal reception rooms. The main reception room is double length with triple aspect views and French doors opening directly onto the garden, flooding the space with natural light. The spacious kitchen and dining area is ideal for both everyday living and entertaining, complemented by a separate formal dining room and a front aspect study. The lower ground floor provides a versatile media room, ideal as a children's playroom, cinema, or gym, with an adjoining storage area.











Upstairs, the principal suite occupies the entire left wing of the house and includes a dressing room and luxurious en suite bathroom. There are six further well proportioned, bright and airy bedrooms, served by three additional bathrooms.

Outside, the mature gardens are beautifully secluded and provide ample space for outdoor dining and relaxation. The property also benefits from a detached double garage and generous off-street parking.

Please note, we do not have all of the material information for the property, therefore you should ensure you make all relevant enquiries relating to the property.







Approximate Gross Internal Area = 430.1 sq m / 4629 sq ft  
 Double Garage = 30.0 sq m / 323 sq ft  
 Total = 460.1 sq m / 4952 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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