



Bathgate Road, Wimbledon, SW19 5PW

Guide Price £4,000,000 Freehold

# A WONDERFUL DETACHED, SIX BEDROOM FAMILY HOME IN A FANTASTIC

This special house offers ample off-street parking in front of the integral double garage, and on the ground floor comprises: a spacious entrance hall; a well-equipped Poggenpohl kitchen and breakfast room; a dining room; a formal drawing room; a family room and a cloakroom. All three principal reception rooms have double patio doors leading to the garden. The integral double garage is accessed from the kitchen.

On the first floor is the principal bedroom suite, complete with dressing room and en-suite bath and shower room. There are a further 3 bedrooms on this floor, 2 of which have en-suite bathrooms. On the top floor, there are 2 generous bedrooms (one with en-suite bathroom), a family bathroom and the utility room.

To the rear and side of the house are well laid out gardens with large areas of lawns with mature shrub and tree borders.





## ONE OF WIMBLEDON'S FINEST ROADS, OFFERING EASY ACCESS TO THE HIGH STREET AND COMMON

Wimbledon offers a quality of life more akin to the country than London, and Bathgate Road is considered one of Wimbledon Village's finest roads, offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés. There are plenty of leisure facilities locally, including riding stables, golf clubs, tennis courts and other sports clubs.

- **6 bedroom detached house in private gated development**
- **5 bathrooms (4 en-suite)**
- **3 generous receptions rooms**
- **Poggenpohl kitchen/breakfast room**
- **Integral double garage with ample off-street parking**
- **Wrap around landscaped garden**
- **Council Tax Band H**
- **EPC**

## Bathgate Road





# BATHGATE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :

3784 SQ FT- 351.50 SQ M (EXCLUDING GARAGE,LOFT AREA & EAVES)

EAVES AREA : 215 SQ FT- 20.0 SQ M

GARAGE AREA : 340 SQ FT- 31.60 SQ M

LOFT AREA : 323 SQ FT- 30.0 SQ M

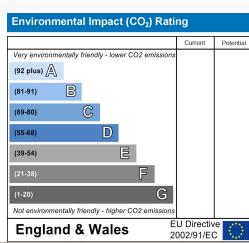
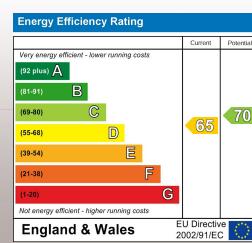
TOTAL AREA : 4662 SQ FT- 433.10 SQ M



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