

Worple Road, Wimbledon, London SW20 8RH



Guide Price £1,275,000 Freehold

A well presented five-bedroom semi-detached family house offering 1799 sq ft of generous living space over three floors. The ground floor features two bright reception rooms, a guest cloakroom, a utility room, and an impressive open-plan kitchen/breakfast/family room that opens directly onto a south-facing rear garden, complete with decking, a well-maintained lawn, and a charming summer house. On the first floor there are three bedrooms, including one with an en-suite shower room, as well as a family bathroom. The top floor has a spacious principal bedroom with an en-suite bathroom featuring both a bathtub and separate shower, along with an additional bedroom or study—perfect for home working or guest accommodation. Further benefits include off street parking and easy access to both Wimbledon and Raynes Park's excellent transport links, shops, and schools. Chain free. Council tax band F (Merton).

- Semi-detached family house
- Five bedrooms
- Three bathrooms
- Two reception rooms
- Open plan kitchen/dining area
- Utility room
- Cloakroom
- Good size south facing garden
- Garden room
- Off street parking - Chain free

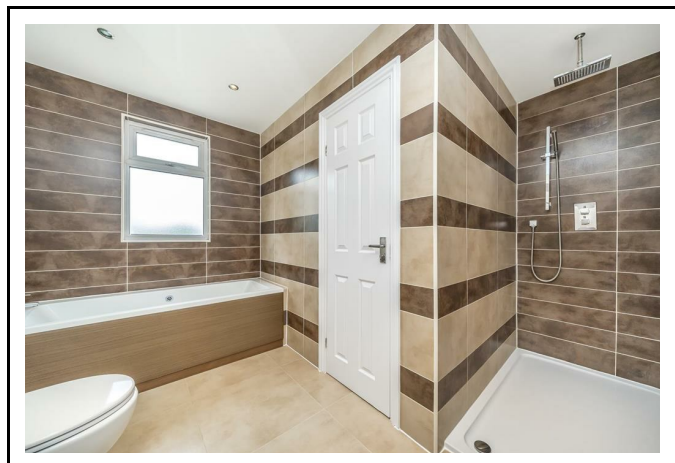
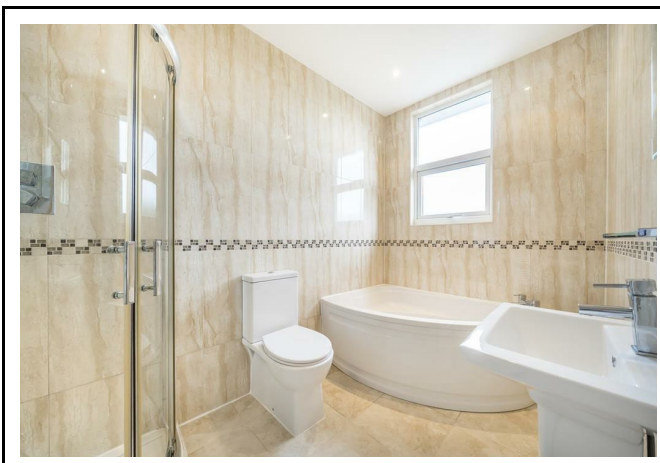
020 8971 6780

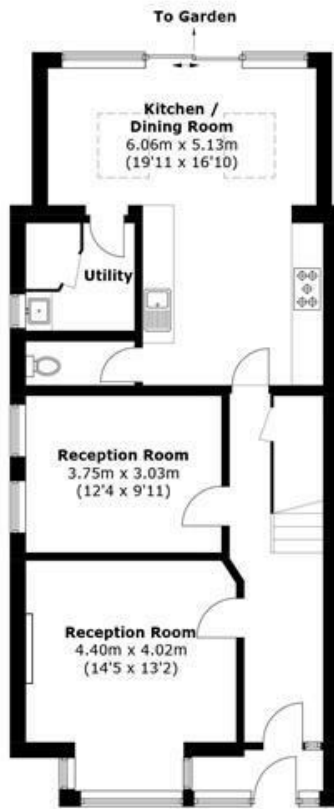
24 High Street, Wimbledon Village, SW19 5DX

Location:

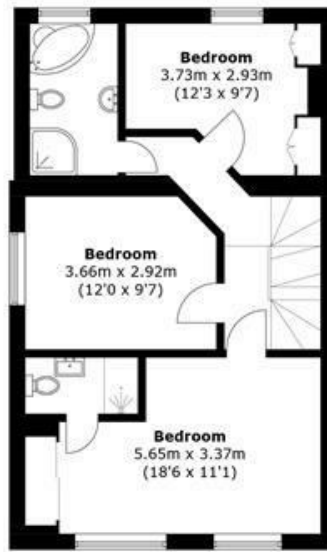
The property is situated equidistant between Raynes Park and Wimbledon Town Centre, both providing Mainline stations with links into Central London as well as shops, restaurants and entertainment amenities. Wimbledon Village with its fashionable boutiques and restaurants together with the open spaces of the Common is easily accessible.



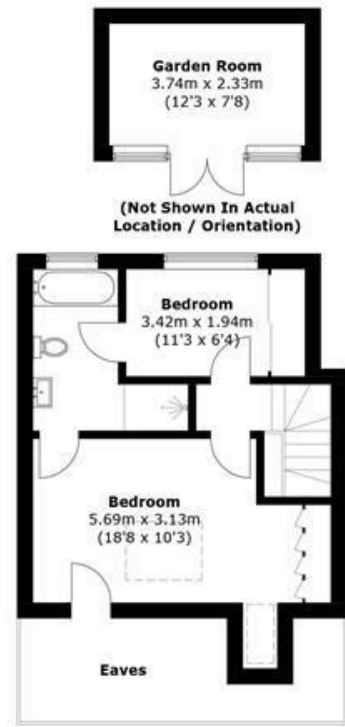




Ground Floor



First Floor



Second Floor

Total area: Approx. 167.2 sq. meters (1,799.8 sq. feet)
(Excluding Eaves)
Garden Room: Approx. 8.9 sq. meters (95.8 sq. feet)

EPC Rating E
Council Tax: F



Viewing Strictly By Appointment Through Sole Selling Agents Andrew Scott Robertson Residential

Note: andrew scott robertson residential for itself and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of andrew scott robertson residential has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780