HOOD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :
2275 SQ FT- 211.3 SQ M (EXCLUDING GARDEN STUDIO)
GARDEN STUDIO AREA : 174 SQ FT- 16.20 SQ M
TOTAL AREA : 2449 SQ FT- 227.50 SQ M

GROUND FLOOR FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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38 - 40 Gloucester Road SW7
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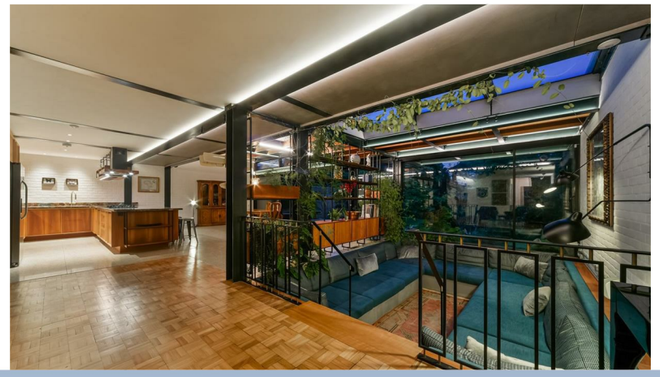
Hood Road, Wimbledon, SW20 0SR

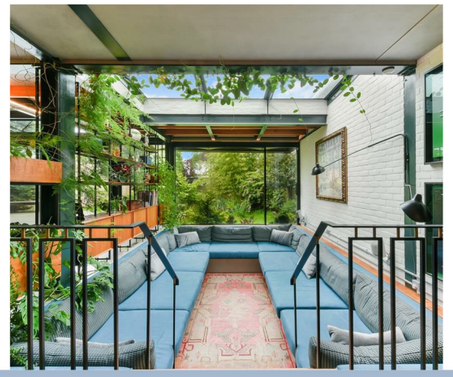
£1,975,000 Freehold

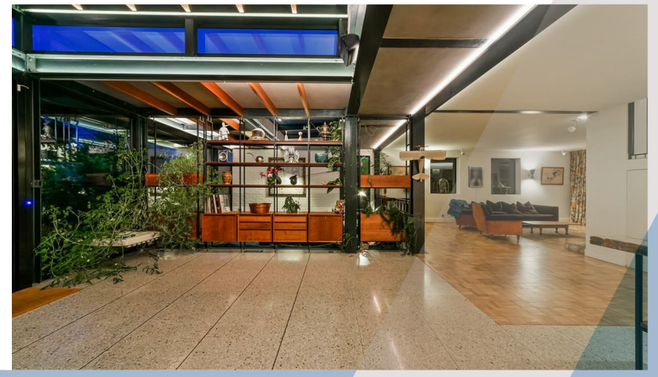
for sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management



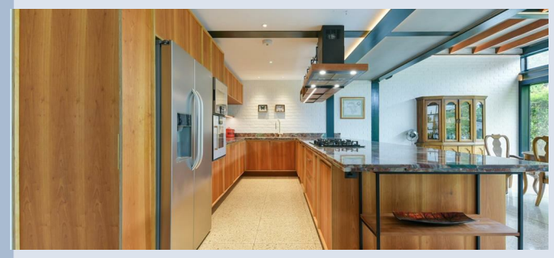




THE LOCATION

The house is located close to the Drax Estate, whilst nearby Wimbledon Village boasts an excellent range of exclusive shops, bars and restaurants with access to the many acres of Wimbledon Common.

Transport links are close at hand, offering local bus routes to Wimbledon and Raynes Park stations with regular train services into London Waterloo, while the nearby A3 provides access to major motorways and Gatwick and Heathrow airports. The area is also well regarded for its sporting and recreational facilities as well as its choice of excellent schools in both the state and private sectors.



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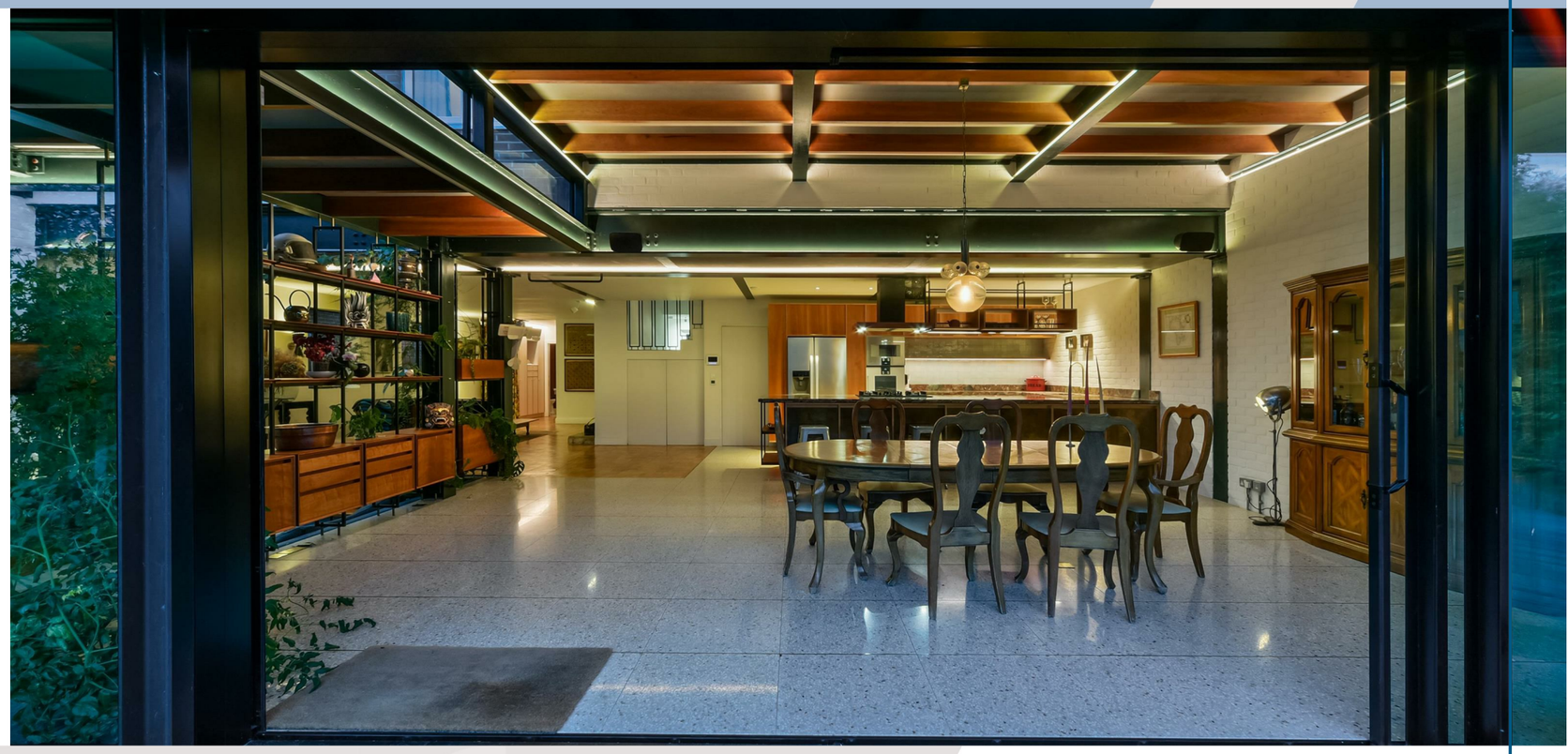


THE PROPERTY

This recently completed four-bedroom home, meticulously designed by an architect, boasts expansive living areas and a south-facing rear garden, bathing the interiors in natural light.

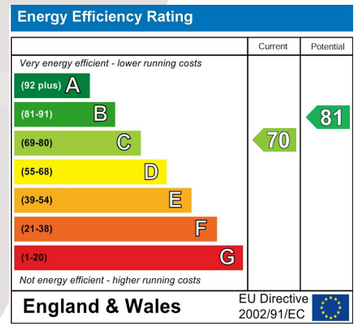
The ground floor features a separate study, utility room, and guest cloakroom, while upstairs, four bedrooms and two bath/shower rooms await.

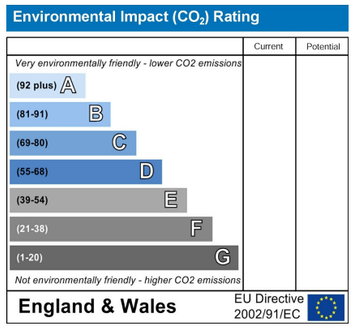
The kitchen, adorned with a wide array of appliances, seamlessly connects to the utility room, both adorned with elegant stone work surfaces.

Fully double glazed and equipped with gas-fired central heating and hot water, the property ensures comfort throughout the seasons.

Outside, the south-facing rear garden offers a decked terrace spanning the width of the house, leading to a secluded lawn. A garden room at the rear, powered and featuring underfloor heating, provides a cozy retreat.

No expense was spared in the remodelling of this remarkable home, now available for sale due to relocation. Viewing is highly recommended to fully appreciate its charm.





Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.