

BARHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 2517 SQ FT- 233.80 SQ M

(EXCLUDING GARDEN STUDIO/GARAGE)

GARAGE AREA: 161 SQ FT- 15.0 SQ M

GARDEN STUDIO AREA: 207 SQ FT- 19.2 SQ M

TOTAL AREA: 2885 SQ FT- 268.0 SQ M



This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.



22 Barham Road,
Wimbledon, SW20 0ET

£2,700,000 Freehold

Fuller Gilbert are delighted to offer for sale this substantial and well presented six bedroom detached family house situated in this highly prized location in West Wimbledon. Council Tax Band G

- Six Bedrooms
- Three Bathrooms
- Double Reception Room
- Utility Room
- Integral Garage
- Downstairs Cloakroom
- Well Presented
- Wonderful South Westerly Aspect Garden
- Exclusive Location

020 8016 9700

Fuller Gilbert Wimbledon Village, 95 High Street, Wimbledon Village, London, SW19 5EG

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Location

The house is located on an exclusive road off Copse Hill on the edge of the prestigious Drax Estate with direct access to Beverley Meads playing fields and Wimbledon Common at the end of the road.

Nearby Wimbledon Village boasts an excellent range of boutique shops, bars and restaurants. There are a great selection of local shops at nearby Coombe Lane.

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.

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.

Description

The gated entrance leads to the driveway to the integral garage and front garden, which also provides off street parking. The superb original oak front door leads to the reception hall and doors of are through to the spacious double reception room, utility room, downstairs cloakroom and bright kitchen/family room.

On the first floor are four bedrooms, en-suite bathroom and shower room. On the top floor there is a lovely bedroom overlooking the garden with high vaulted ceiling and another bedroom, a shower room and a playroom/dressing room.

The south westerly aspect rear garden is spectacular, with excellent garden room/studio/gym and garden shed.

Please note: The floor plan shows the existing rear garden and land arrangement as used by the current owner for 26 years. The title plan show the garden ending at 91ft. A copy of the title plan is available at this office for your perusal.

