

Preston Road, Wimbledon, SW20 OSS

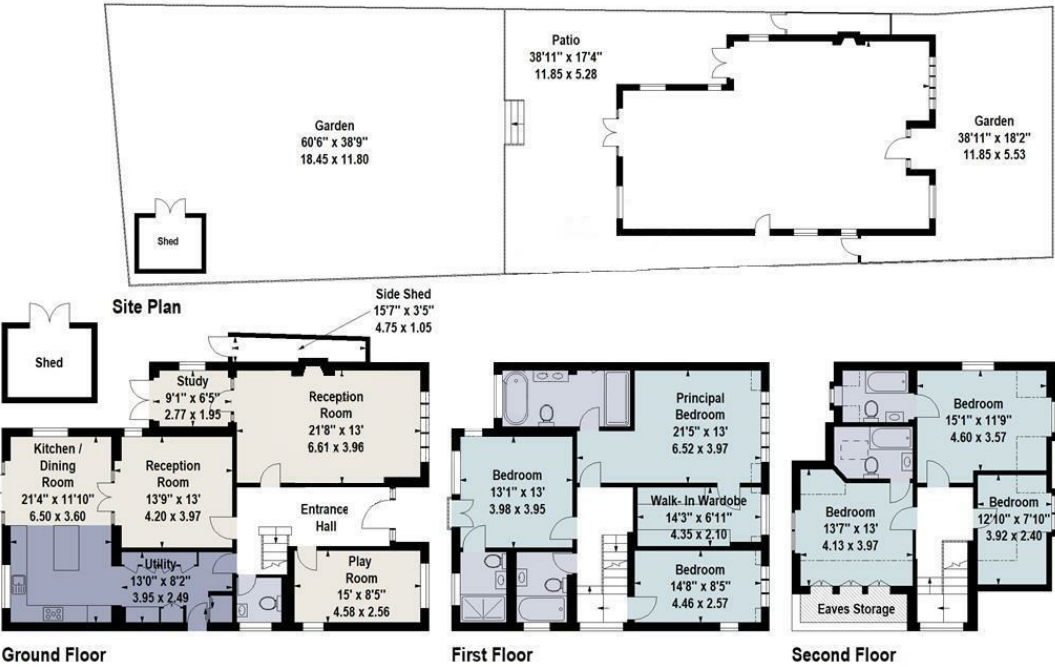
Guide Price £2,500,000 Freehold

Preston Road, SW20

Approximate Gross Internal Area 281.5 sq.m (3030 sq.ft)
(Including Eaves Storage of Approximately 3.8 sq.m / 41 sq.ft)
(Including Side Shed of Approximately 3.9 sq.m / 41 sq.ft)

For Identification Only. Not To Scale.
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Under 1.5m head height



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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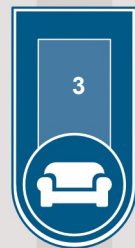
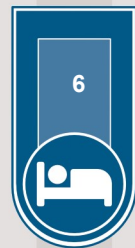




THE LOCATION

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.



THE PROPERTY

This well-maintained detached family house offers just over 3,000 sqft of living space across three levels and boasts six bedrooms (four with en suites) and a large west backing garden. The ground floor boasts a wide and welcoming entrance hall leading to the front reception room, study/tv room, dining room, guest cloakroom, utility room and the superb extended kitchen/breakfast room overlooking the spacious, west backing garden. On the first floor are three bedrooms (two with en suite), including the principal bedroom which boasts an en-suite bathroom with separate free-standing bath and walk-in dressing room. There is also a modern family bathroom. On the top floor is a further three bedrooms (two with ensuites) and plenty of eaves storage.

Externally, the westerly facing rear garden extends to around 83 ft/25 m and backs directly onto Beverley Meads Recreation Ground. At the front is private off-street parking for several cars. The property has planning consent for a ground floor extension and electric car charging point.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	