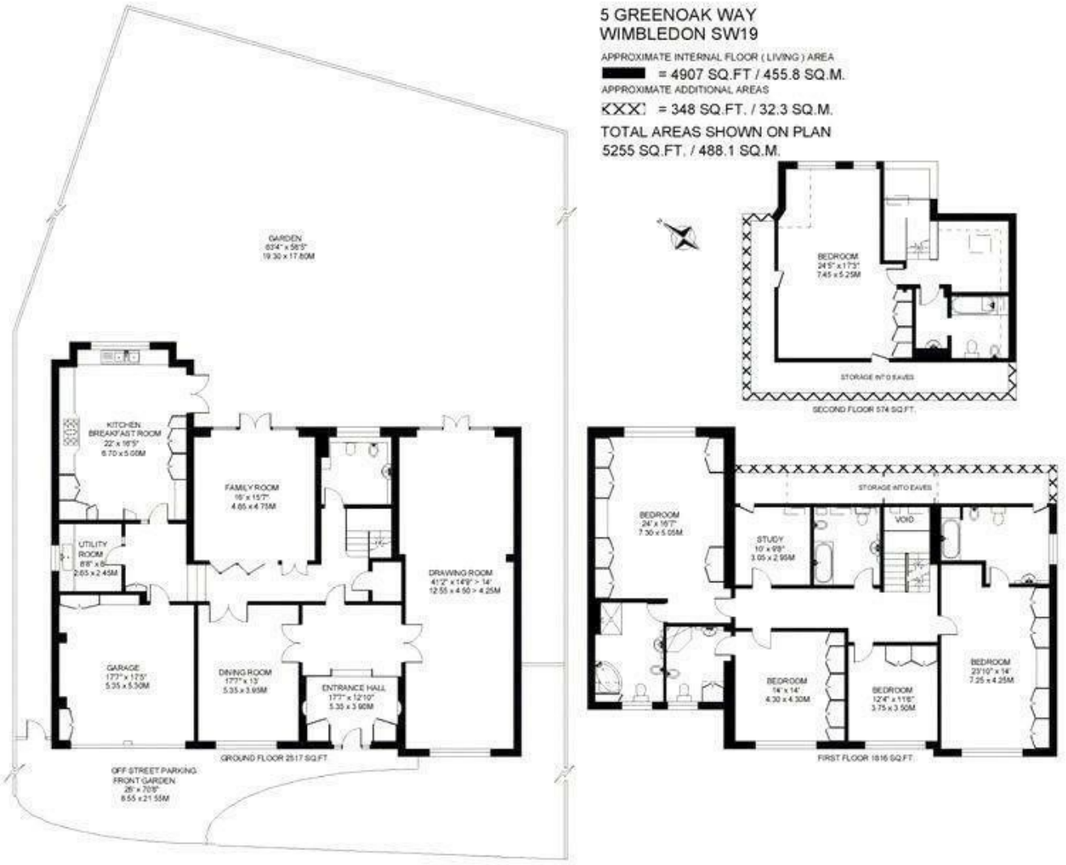



Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, 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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## Greenoak Way, Wimbledon Village, SW19 5EN

**Guide Price £3,950,000 Freehold**



for sale

Fuller Gilbert & Company Est. 2001

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









## THE LOCATION

The property is conveniently located for Wimbledon Village High Street, which offers an excellent range of boutique shops, bars and restaurants, while also having access to the plentiful open green spaces of Wimbledon Common.

The area is well regarded for its sporting and recreational facilities as well as for its choice of 'Outstanding' schools in both the state and private sectors, including Kings College School and Wimbledon High School. The famous All England Lawn Tennis and Croquet Club is only 0.5 miles away.

Transport links are close at hand, the nearby A3 provides access to major motorways and into central London. Local bus routes are towards Wimbledon and Putney, with rail and tube stations that have regular services into London Waterloo and greater London.



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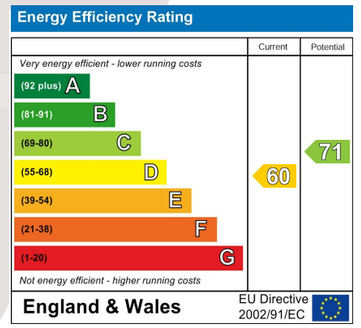


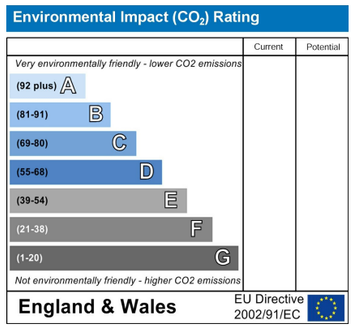
## THE PROPERTY

Greenoak Way is approached via a residential cul-de-sac. The house itself has off-street parking for multiple vehicles, which in turn leads into the integral double garage. The house is spread across three floors where the front entrance leads into the spacious entrance hallway from which multiple rooms have access from.

The double drawing room has a number of incredible period features including a marble fireplace. The French doors provide direct access out to the rear garden offering natural light from both sides of the room. Off the entrance hallway are a number of other rooms including the dining room, family room, utility room, WC and access to the integral garage. The generously sized kitchen/breakfast room also leads out the the rear garden.

On the first floor, there are five large double bedrooms. The principle bedroom features built-in wardrobes and an en-suite bathroom with a separate shower. There are two further en-suites and a family bathroom on the first floor. The second floor features an additional storage/office space, which is ideal for working from home. a separate family bathroom and a sizeable sixth bedroom, overlooking the extensive 20 metre private rear garden.




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.