

## HOOD ROAD

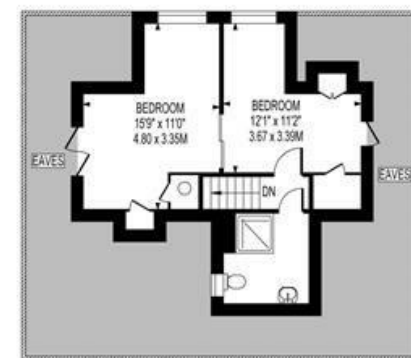
APPROXIMATE GROSS INTERNAL FLOOR AREA : 2663 SQ FT- 247.40 SQ M

GARDEN/STUDIO AREA : 310 SQ FT- 28.80 SQ M

TOTAL AREA : 2973 SQ FT- 276.20 SQ M



GROUND FLOOR



SECOND 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.

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.



**19 Hood Road, Wimbledon,  
Wimbledon, SW20 0SR**

**£2,000,000 Freehold**

Located at the end of a private cul-de-sac within the highly sought after Drax Estate, this well presented, spacious and attractive 5/6 bedroom detached family home has tremendous views across Beverley Meads playing fields. The house, which has been previously extended to offer flexible accommodation, has further potential to extend (STPP). The property offers easy access to Wimbledon Village, Wimbledon and Kingston transport links with a range of popular schools in the immediate vicinity. Council Tax Band G

- Detached 5 / 6 Bedroom Family Home
- Dining room
- Large Garden with Studio
- Spectacular views over the Rugby Club pitches
- The Rowans, Kings College, St Mathews Primary and many more schools all within easy reach
- Bright and Spacious Reception Room
- Kitchen / Breakfast room
- Off Street Parking for two cars
- Private Road forming part of the Drax Estate
- Potential to extend STPP

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**Location**

The house is located on a private road just off Barham Road forming part of the prestigious Drax Estate with direct access to Beverley Meads playing fields to the rear. 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. 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**

A charming 5/6 bedroom family with far reaching views across Beverley Meads playing fields that offers in the region of 3000 ft2 with further scope for extension (STTP). The house is entered via the generous entrance hall which then leads to an incredible, bright reception room with direct access to the rear garden. In addition, there is a formal dining room (with folding doors to the living room), play room/study, well appointed kitchen/breakfast room, utility room and a good sized store room which could easily be converted into a TV/games room. On the first floor is the spacious principal bedroom with a separate dressing room. There are 3 further family bedrooms on this floor, together with a family bathroom and a separate shower room. On the second floor there are a further 2 interconnecting bedrooms and a family shower room. The fabulous rear garden extends to nearly 90 feet and has a large studio/gym at the end with a gate to the side offering direct access to the playing fields.



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			
		59	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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.

