

Homefield Road, Homefield Road, Wimbledon Village, SW19 4QE

£3,000,000 Freehold



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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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for Sale

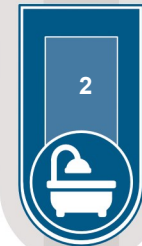
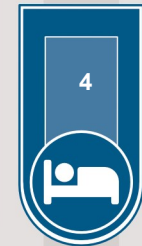
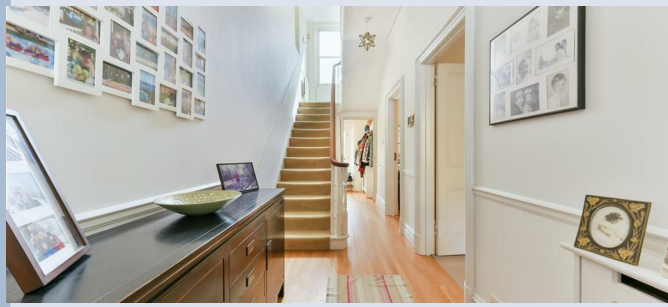
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THE LOCATION

Homefield Road is one of Wimbledon Village's best known and attractive streets located within 50m of the High Street and 150m from the Common. The Village is renowned for its unique 'countryfied' feel whilst being only 17 mins by rail to the City. The High Street has a number of pretty shops, restaurants, bars and a riding stables available for riding on the Common. The Common itself is over 1100 acres and is perfect for walking, riding, cycling or golf at one of the 3 courses within the Common. Wimbledon railway station is around 600m away with a regular rail and tube link to central London. Locally are a number of excellent schools with King's College School and Wimbledon High School both around 500m away.



THE PROPERTY

The house is approached via the off-street parking, up to the raised ground floor, which comprises: entrance hall; 2 generous reception rooms with folding double doors to make one big room if required - the rear reception room has doors to the balcony and steps to the garden. On the lower ground floor is a very large open-plan kitchen/dining/family room, with a great range of units and quality appliances. There are doors to the garden from this room. In addition, there is a combined utility room/cloakroom on this level.

On the first floor are 2 generous bedrooms and a family bathroom. On the second floor, there are 2 further bedrooms and another bathroom, with both bath and separate shower. On the landing here is access to a loft room, which is currently accessed via a loft ladder (it should be able to have a small staircase installed to give better access S.T.P.P). The loft room has hard flooring, plaster walls and a velux window. It would make a great 5th bedroom or study.

Outside to the front is the off-street parking space. To the rear is a very attractive walled garden, which has been well-tended and planted, complete with garden shed. From the garden is a gate leading to another parking space and shed.

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.

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	75

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	