



Homefield Road, London **SW19**

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## Description

This attractive period house has been beautifully restored by the current owners and is located on a prime road in the heart of Wimbledon Village.

The property offers versatile living accommodation with good storage throughout and briefly comprises a raised ground floor off which is a main entrance hallway, two lovely main reception rooms with high ceilings, working feature fireplaces and original period detailing, and a guest WC.

On the lower ground level, there is a modern kitchen/breakfast room at the front and a bright dining room to the rear, with bi-folding glass doors that lead out to the garden. Additionally, there is a spacious utility room, a walk-in larder and lots of storage.

Upstairs on the first floor, there are two double bedrooms of generous proportions with high ceilings and sash windows, both with en suite bathrooms and built-in wardrobes. On the upper floors, there are a further four bedrooms (two of which are en suite), one is used as a study and an additional family bathroom and additional eaves storage on the top floor.

To the front of the house, there is off street parking for three cars and side access to the rear garden with an electric charging point. At the rear, there is a bright garden with a sunken patio.

**Guide price: £3,250,000**

**Tenure: Freehold**

**London Borough of Merton**

**Council Tax Band: H**





## Location

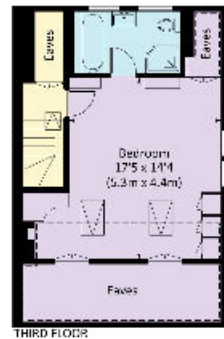
Homefield Road is ideally located off Wimbledon high street with access to the array of boutique shops, restaurants and cafe's of the charming village. Wimbledon station and town is within a ten minute walk and the beautiful green spaces of Wimbledon Common are a short walk away.



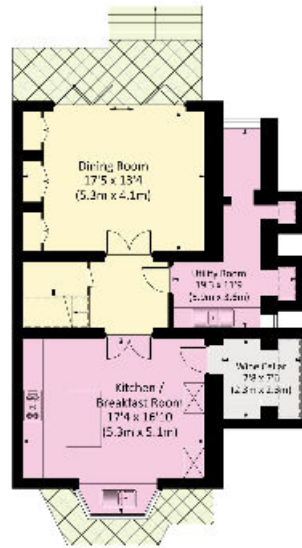
## HOMEFIELD ROAD, SW19

Approx. gross internal area  
 3469 Sq Ft. / 322.3 Sq M.  
 83 Sq Ft. / 7.7 Sq M. Shed  
 242 Sq Ft. / 22.5 Sq M. Reduced Headroom  
 3794 Sq Ft. / 352.5 Sq M. Inc. Shed / Reduced Headroom

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



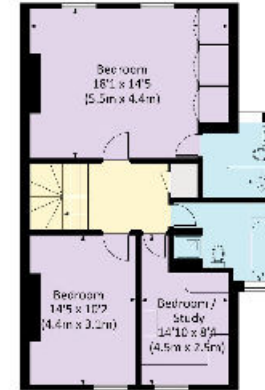
THIRD FLOOR



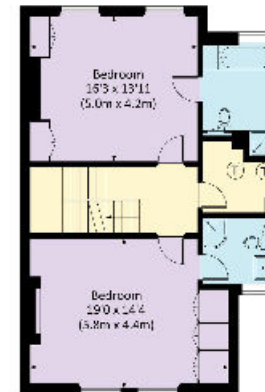
LOWER GROUND FLOOR



UPPER GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



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Alex Philo

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated April 2023. Photographs and videos dated April 2023.

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