



SPENCER ROAD

Wimbledon, SW20



# SPENCER ROAD

A brilliant detached family home set on a large plot with five bedrooms, three bathrooms and home studio.

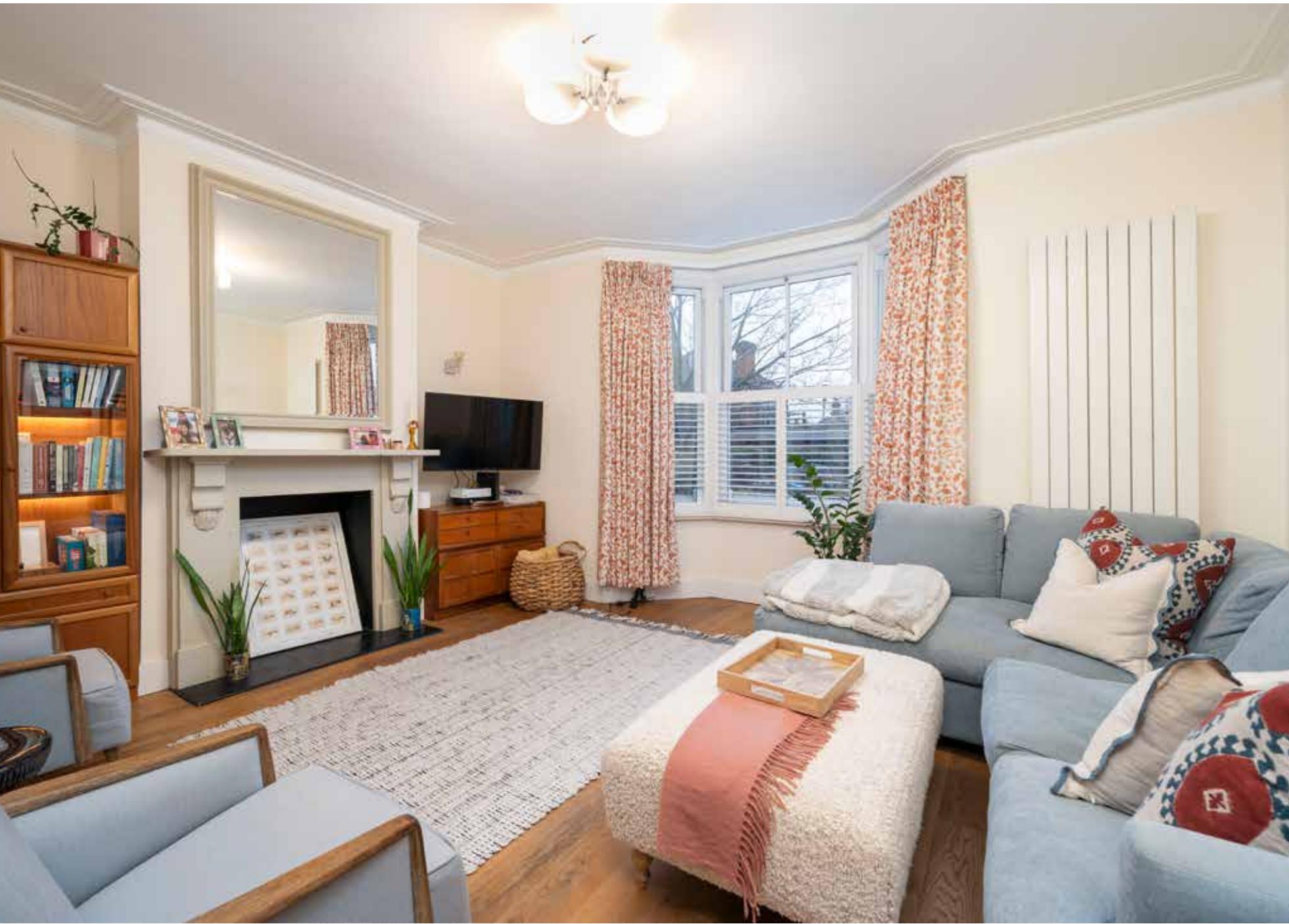


Local Authority: London Borough of Merton

Council Tax band: G

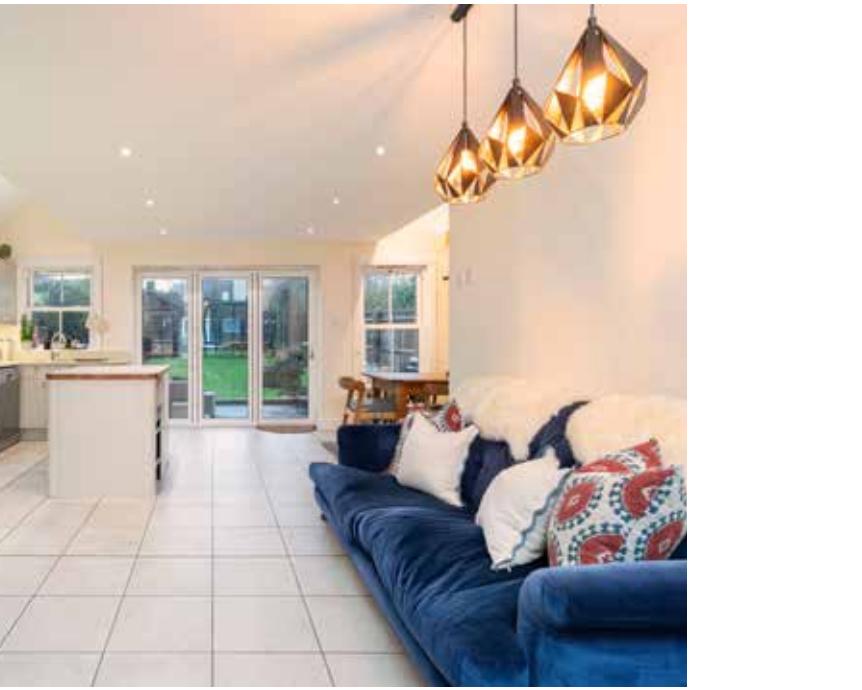
Tenure: Freehold

Guide Price: £1,650,000



## ABOUT THE PROPERTY

This beautifully presented five bedroom detached family home offers generous and versatile living across three floors, featuring two welcoming reception rooms, an impressive open plan kitchen/dining/living area with skylights and bi fold doors leading onto a large landscaped garden, plus a utility room and downstairs cloakroom. The first floor includes the principal bedroom with en suite, two further bedrooms and a modern family bathroom, while the top floor provides two additional double bedrooms, one with its own en suite. The expansive rear garden includes a superb fully equipped summer house with a kitchenette and shower room, perfect for guests, a home office or studio. Further benefits include off street parking, stylish interiors throughout and a highly practical layout ideal for modern family living. Offer to the market with no onward chain.







## PROPERTY LOCATION

Spencer Road is a quiet, tree lined residential street situated near to Cottenham Park, home to green open space, tennis courts, a children's playground and a picturesque cricket pitch. Raynes Park Station is only a short distance away, providing fast and frequent services into London Waterloo, while the 200 bus offers convenient connections to Wimbledon Village and the amenities of Wimbledon Broadway. The wider area boasts beautiful open spaces, with Cannizaro Park and Wimbledon Common located nearby. Families are well catered for with an excellent selection of local schools, including King's College School, Ursuline High School, Hollymount Primary and St Matthew's CofE Primary.





(Including Eaves Storage) Approximate Gross Internal Area = 202.4 sq m / 2179 sq ft  
 Summer House = 26.6 sq m / 286 sq ft  
 Shed = 7.0 sq m / 75 sq ft

This plan is for layout guidance only. 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. (ID767266)



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