



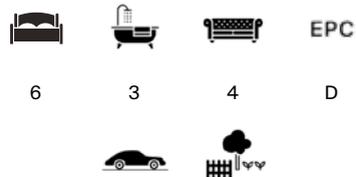
MALCOLM ROAD

Wimbledon, SW19



MALCOLM ROAD

Set on one of Wimbledon's most sought-after tree-lined residential cul-de-sacs, this elegant six bedroom, three bathroom detached Edwardian family house combines period character with a wonderfully light and uplifting atmosphere.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

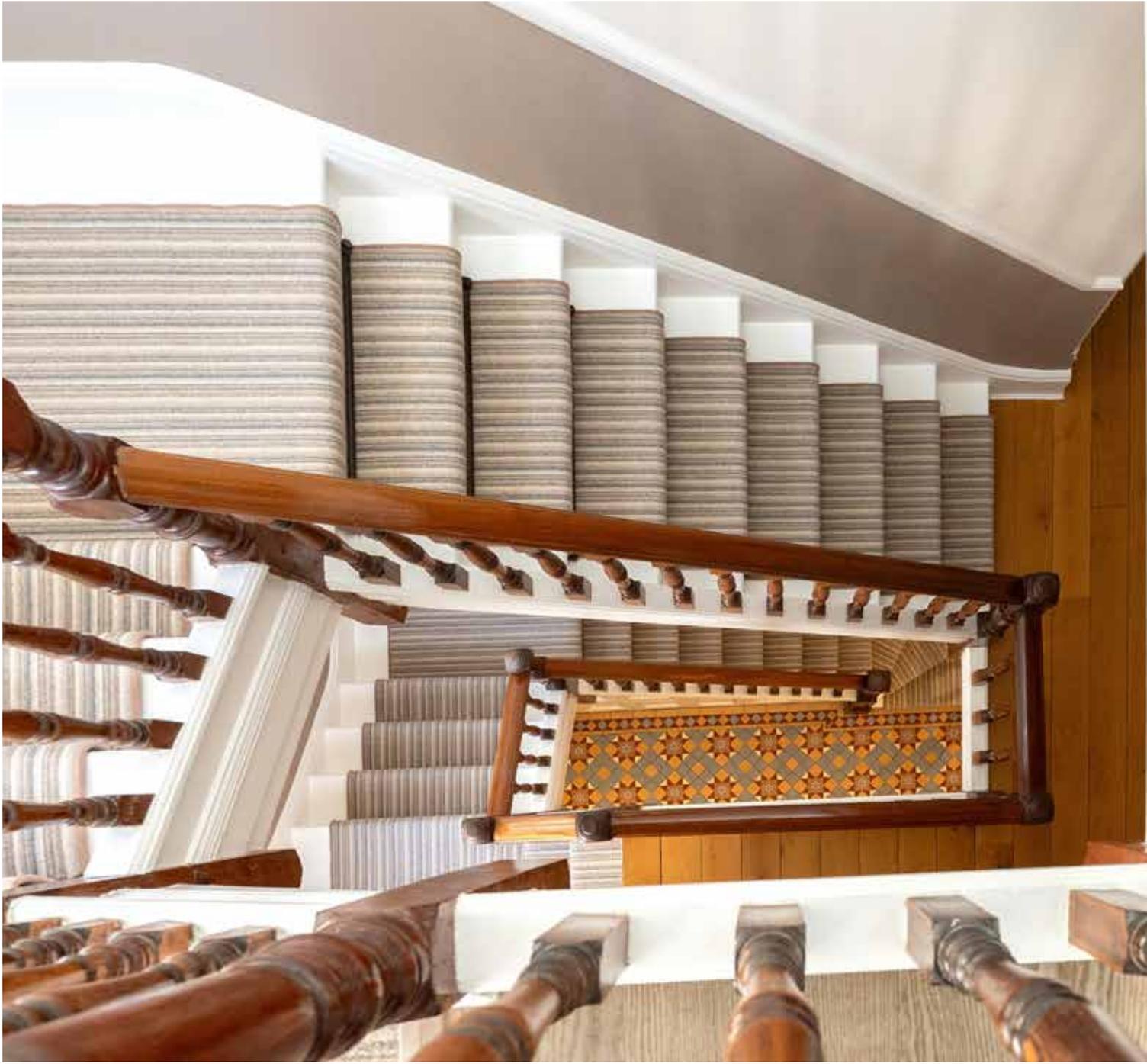
Guide Price: £4,500,000

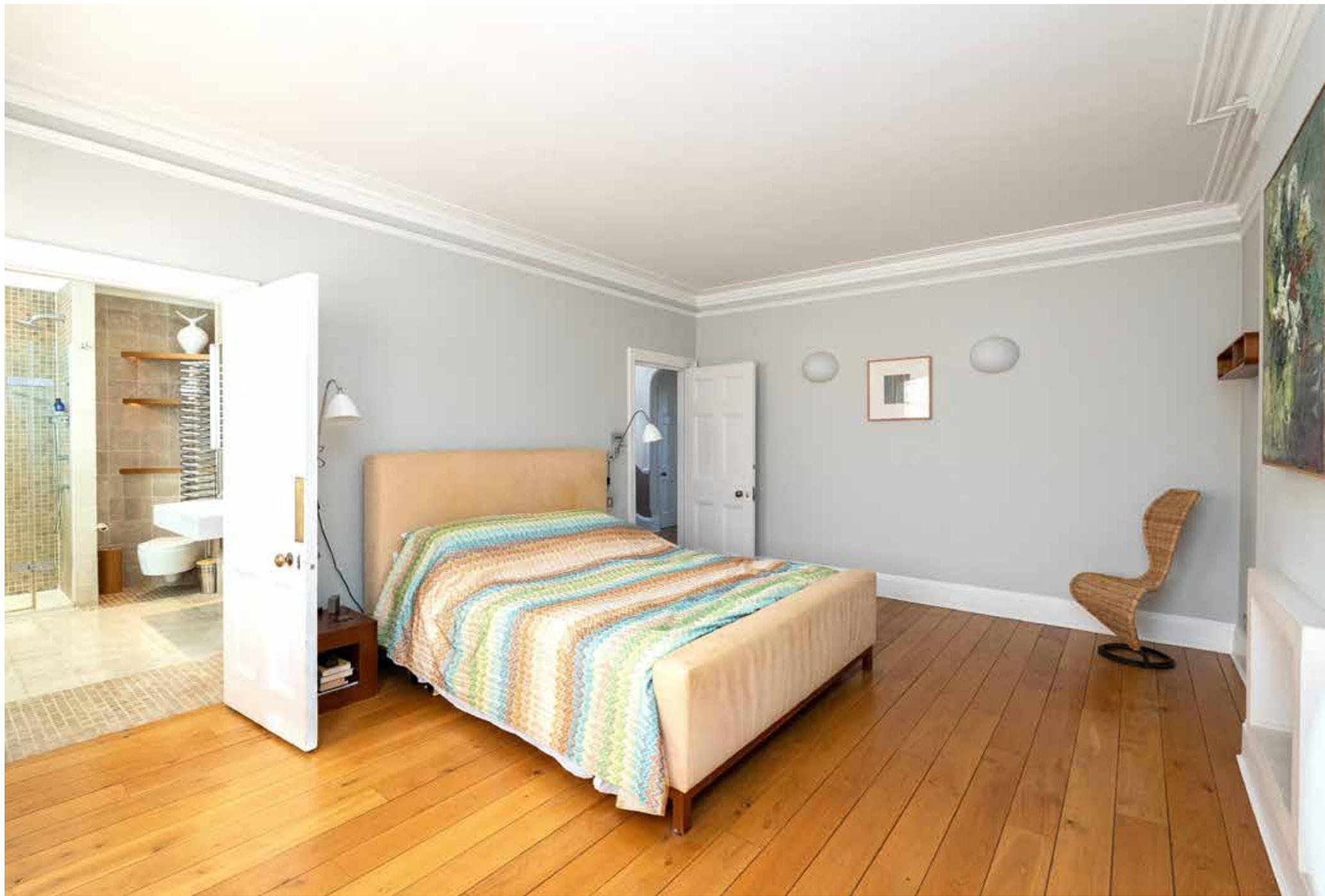


ABOUT THE PROPERTY

An inviting reception hall sets the tone, with fine ceiling heights and a natural sense of flow throughout. To the front, a pair of gracious reception rooms provide beautifully proportioned spaces for both formal entertaining and relaxed family living. To the rear, a full width multi-zoned kitchen entertaining area sits comfortably at the heart of the house, opening directly onto the secluded rear garden. A separate utility room and a walk-in larder add further flexibility to day-to-day living. Spread across the upper floors are five well-proportioned, bright and airy bedrooms and a single bedroom/study, supported by three contemporary bathrooms, including an impressive principal suite with a dressing room. The elevated position and generous windows ensure excellent natural light throughout.











The wrap-around garden is a particular highlight, thoughtfully landscaped to provide a balance of lawn and terrace, ideal for family life and entertaining. A private terrace sits directly off the kitchen/dining area, while a garden room is discreetly positioned at the bottom of the garden. There is ample off-street parking for two cars to the front.

Rich in character and quietly positioned, yet exceptionally convenient for town and Village life, this is a rare opportunity to acquire a detached period home of quality and light, on one of SW19's most desirable addresses.







Approximate Gross Internal Area = 294.1 sq m / 3166 sq ft (Excluding Reduced Head Room)
 Garden Room = 8.4 sq m / 90 sq ft / Reduced Headroom = 3.2 / 34 sq ft
 Total = 305.7 sq m / 3290 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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