



Haydon Park Road, Wimbledon, SW19 8JH

Guide Price £1,200,000 Freehold



## Introducing Haydon Park Road...

An exceptional, four bedroom Victorian family home which has been fully extended and refurbished to a high standard throughout, located on a highly sought after residential road being highly convenient for Wimbledon Town Centre. Council Tax band E.

This beautifully presented, Victorian terrace house has been tastefully modernised to create a truly exceptional home.

Upon entering the property you are greeted by a tiled hallway with bespoke understairs storage leading you towards a recently fitted kitchen / family / dining room, bay fronted reception room and utility room with underfloor heating and a WC. The first and second floors then allow for four bedrooms and two bath / shower rooms.

The rear garden is a mixture of natural sandstone slabs and high quality, thick artificial grass with the added benefit of a fully insulated summer house (with electric heating) which is currently used as a TV / games room and gym.





## Welcome to Wimbledon...

Haydon Park Road is a popular residential street within Wimbledon being convenient for Wimbledon town centre with an excellent selection of shopping, cinemas and restaurants. There are a number of highly sought after schools in the area including Holy Trinity Primary School. Haydon's Road railway station (Thameslink) is around 800 metres away offering a link to the City with Wimbledon mainline station (National rail and Underground) providing a frequent and fast service to London Waterloo (18 minutes approximately).



- Four bedroom period house
- Fully refurbished and extended to a high standard
- Two family bath / shower rooms
- Living room
- Kitchen / family / dining room
- Utility room
- Downstairs WC
- Landscaped garden with rear access
- Close to excellent schools
- Superbly presented throughout



## Haydon Park Road









## HAYDON PARK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1546 SQ FT- 143.62 SQ M

(INCLUDING EAVES STORAGE & GARDEN STUDIO)

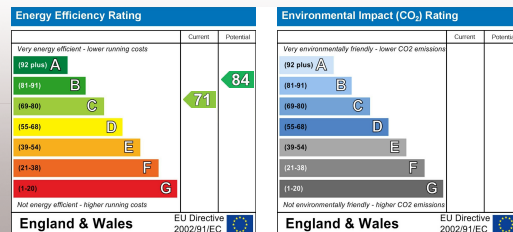
EAVES STORAGE AREA : 23 SQ FT- 2.16 SQ M

GARDEN STUDIO AREA : 211 SQ FT- 19.64 SQ M



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