

Hamptons

INTERNATIONAL



Woodhayes Road, London, SW19

6  3  3 

GUIDE PRICE

£2,750,000

(£2,750,000)

Property details



Key features

- **Attractive Property**
- **Bright & Spacious**
- **Excellent Accommodation**
- **5/6 Bedrooms**
- **Cinema/Media Room**
- **Garden/Summer Room**
- **Landscaped Gardens**
- **Off-Street Parking**
- **Detached Garage**
- **Close Proximity To Kings College Sc**

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Description

A delightful and extremely welcoming detached family house that offers well-balanced accommodation and has attractive landscaped gardens. Ideally located for Kings College School, this lovely home also has off-street parking, as well as a garage. This attractive house is set behind a wall and includes a driveway and landscaped front garden. There is a welcoming and spacious entrance hall, leading to all the principal reception rooms, with an impressive front dining room featuring an attractive bay-window. At the rear of the house is the principal reception room, with balcony, that has wonderful views out to the lovely garden. There is a bright and spacious kitchen/breakfast room to the side of the house, this is dual-aspect and includes access to the garden and garage area. Bedrooms are arranged over the first and second floors and each room is well-proportioned. There are three bathrooms, one of which is on the ground floor connecting to an occasional bedroom which includes an additional reception room, cinema/media room and a garden/summer room. Situation Woodhayes Road is a sought-after residential road in a conservation area offering easy access to King's College School, Cannizaro Park and Wimbledon Common. Nearby Wimbledon Village offers an excellent range of cafes, boutiques, bars and restaurants. Wimbledon Town provides additional shopping and recreational facilities as well as a mainline service to London Waterloo and a District Line Service. Property Ref Number: HAM-55810







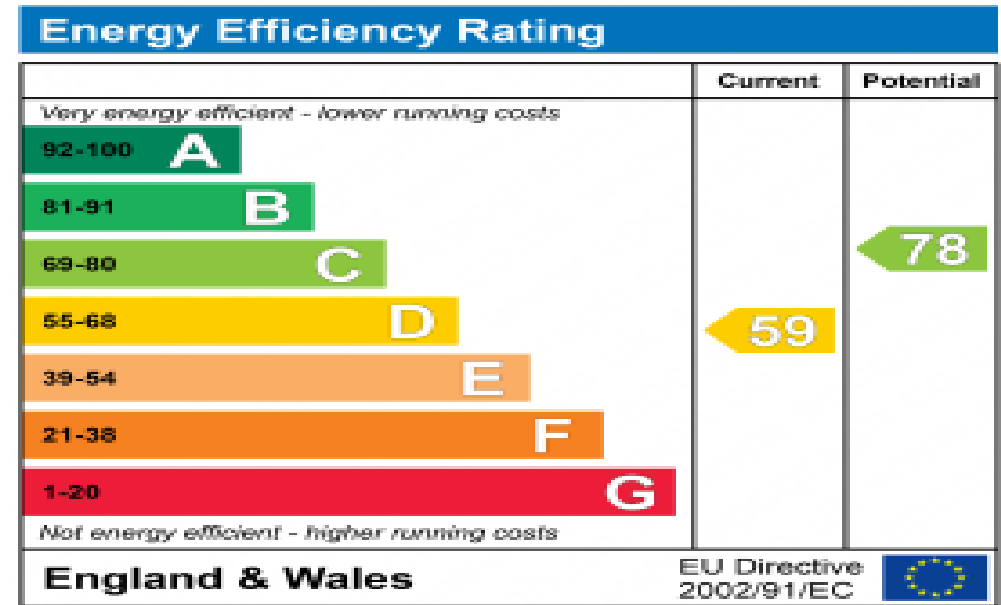












Floor plan

WOOLHATES ROAD

Approximate Gross Internal Area (Excluding Reduced Headroom / Eaves)

Lower Ground Floor = 800 sq. ft. (74.3 sq. m.)

Ground Floor = 1100 sq. ft. (102.2 sq. m.)

First Floor = 1082 sq. ft. (100.5 sq. m.)

Second Floor = 288 sq. ft. (26.8 sq. m.)

Garage = 160 sq. ft. (14.9 sq. m.)

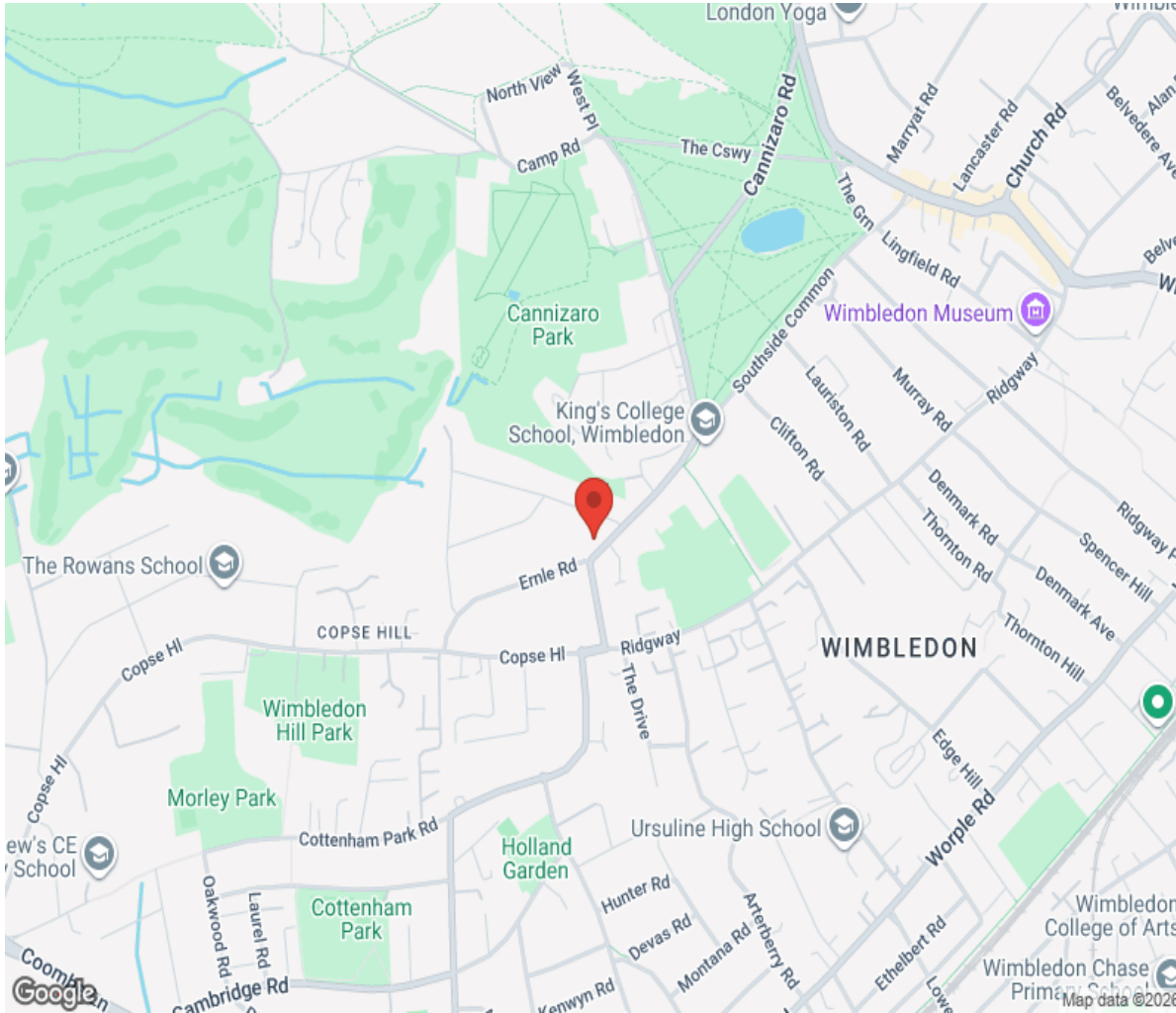
Reduced Headroom / Eaves = 793 sq. ft. (73.7 sq. m.)

Total = 4223 sq. ft. (392.4 sq. m.)



This plan is for your guidance only. Not drawn to scale unless stated. Windows and/or door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, fixtures and contents bearings before making any decisions related to the same.

Location



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