



KINGSWOOD ROAD, SW19

£2,500,000

Detached house
Garage
Potential to extend (STPP)
Four bedrooms
Sought after location
EPC rating: d

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MARSH &
PARSONS

ABOUT THE PROPERTY

This delightful four bedroom detached house with separate garage and off-street parking is a rare gem. Forming part of the sought after John Innes conservation area, it retains some of its original features and benefits from a wonderfully mature, secluded and sizeable rear garden. With potential for rear development (STPP), this is a superb opportunity, enviably located a short walk to Dundonald Recreation ground.

Kingswood Road is a beautiful street made up of very attractive and distinctive properties. The local area is a magnet for families with its terrific schools, transport links, green spaces and its selection of restaurants, cafés and bars within Wimbledon town centre.







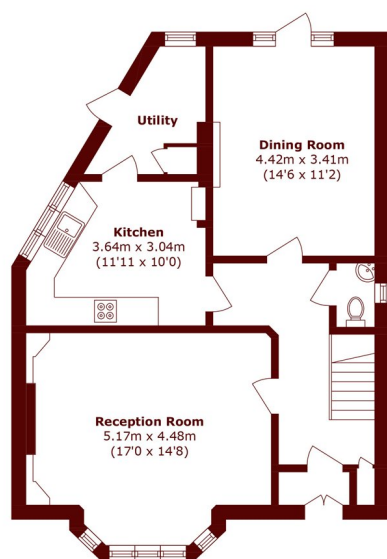
FURTHER DETAILS

Approached via a deep front garden, this charming Edwardian house has a bright and spacious ground floor with a generous reception to the front, ideal for entertaining and featuring a lovely bay window. A well-equipped kitchen with a separate utility room leads on to a useful side access and garage.

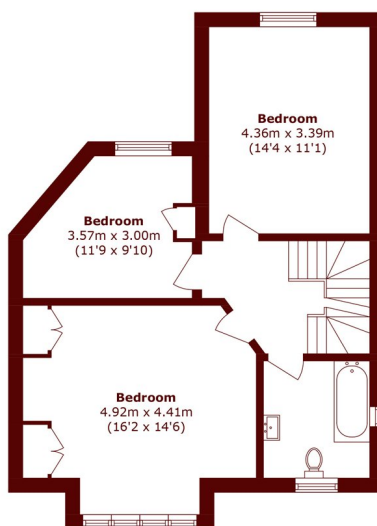
The rear dining room opens to a superb, very well-established and sunny garden, which is substantially long and wide and has a wonderfully secluded feel. Upstairs there are four bedrooms, three bedrooms on the first floor plus a roomy bathroom/WC and the converted loft housing an excellent fourth dual aspect double bedroom and storage into the eaves.



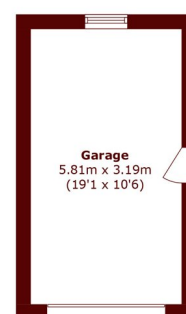
STEP INSIDE KINGSWOOD ROAD



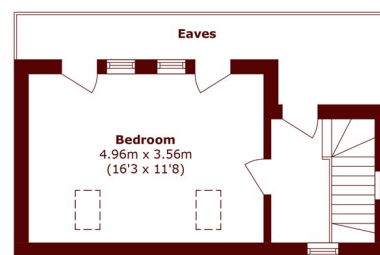
Ground Floor



First Floor



Ground Floor



Second Floor

Total area (approx.): 149.8 sq. m (1612.4 sq. ft)
Garage area (approx.): 18.5 sq. m (199.1 sq. ft)
(Excluding Eaves)

Wimbledon
020 8879 6660

Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

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