

HARDWYCKE, BURGHELEY ROAD



Wimbledon
Homes



HARDWYCKE, BURGHLEY ROAD

WIMBLEDON • LONDON • SW19 5BG

Presenting this stunning, recently refurbished, double-fronted period home on one of Wimbledon's most sought-after roads just a few minutes' walk to Wimbledon Village High Street.

This beautiful period property features high ceilings throughout with elegant lateral living accommodation over two floors. Set on a large secluded south facing corner plot of 0.25 acres, the house has been designed to benefit from natural light and impressive views onto the gardens.

The property also benefits from planning permission to convert the loft into two double bedrooms and two ensuite bathrooms (REF17/PO482) with sufficient space in the loft to potentially create three bedrooms with two further bathrooms STPP.

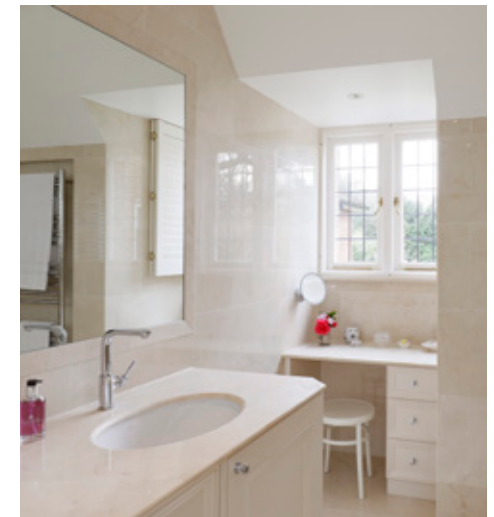
- 4 reception rooms, 4 bedrooms and 3 bathrooms (which includes a master bedroom suite with separate dressing room and luxurious bathroom), 2 guest toilets, cloakroom, large utility room, storeroom, small basement/cellar and garage.
- The house has been recently fully renovated and refurbished to a very high standard and includes underfloor heating throughout, Miele kitchen and utility appliances, an integrated sound system and a marble master bathroom and jacuzzi bath.
- In addition to the large garage, there is ample off-street parking in the style of an in-and-out carriage driveway.
- Further scope to create a full basement and ground floor extensions STPP.
- Viewing is essential.



BURGHLEY ROAD

Situated on the corner of two of Wimbledon's most sought-after roads, this stunning detached property consists of approximately 5,000 sq ft of natural easy living space.

Situated within walking distance to Wimbledon Village High Street, Wimbledon Common, the AELTC and fabulous shops, restaurants and good public transport links.

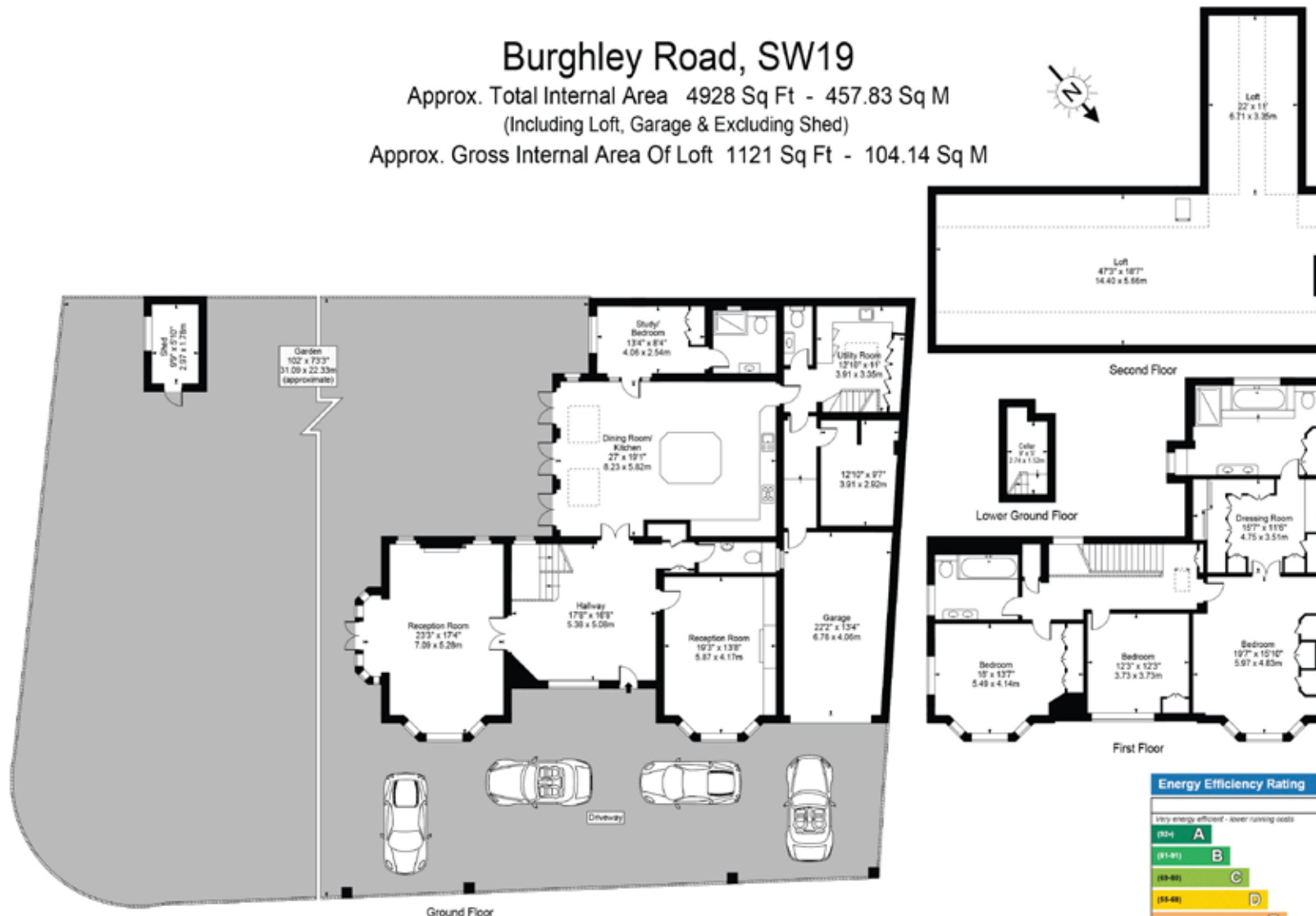




Burghley Road, SW19

Approx. Total Internal Area 4928 Sq Ft - 457.83 Sq M
(Including Loft, Garage & Excluding Shed)

Approx. Gross Internal Area Of Loft 1121 Sq Ft - 104.14 Sq M



For Illustration Purposes Only - Not To Scale Floor Plan by Mira Nikolova Photography

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(94-100) A		
(81-93) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		