

2 The Sycamores, Crooked Billet

Wimbledon Common, London SW19 4RQ



Built in 1863 and owned by the same family for many decades, this charming, character house set alongside the Crooked Billet green, offers a new owner the opportunity to put their own stamp on their future home to suit their requirements

£2,600,000

Freehold

- Entrance porch and hall
- Cloakroom/wc
- 3 Reception rooms
- Kitchen/breakfast room
- 4 Double bedrooms
- 2 Bathrooms
- Loft storage space
- West facing garden
- Garage
- Off-street parking

2 THE SYCAMORES, 49 CROOKED BILLET, WIMBLEDON, LONDON SW19 4RQ

This charming property with floor to ceiling sash windows on three sides and numerous lovely features, has been owned and enjoyed by the same family for many decades, and now offers a new owner the opportunity to up-date and remodel to suit their requirements and to create a dream home. Set back from the road on high ground, and arranged over four floors, with fabulous views from the top, the house benefits from very nicely balanced and well-proportioned accommodation with the many original features throughout.

Currently, the accommodation comprises two reception rooms and a cloakroom on the raised ground floor, dining room, kitchen/breakfast room, wc and extensive storage at garden level, and four double bedrooms and two bathrooms on the first and second floor with access to generous loft storage space. Outside, gardens surround the house and there is a separate detached garage with driveway parking to the front. The vendor is in the process of negotiating the purchase a small area of the garden historically in the registered ownership of London Borough of Merton which will be an integral part of the sale.

Situated in a picturesque setting adjacent to the Crooked Billet Green and a stone's throw to the Common, the house is within easy reach of the Village, with its collection of shops, boutiques, restaurants and cafés, and also within easy reach of some of the area's best schools which include King's College School literally just across from the house, The Study, also within walking distance, and a good number of others, also within easy walking distance. Wimbledon and Raynes Park town centres with Mainline stations, and District Line also available in Wimbledon, are both within easy reach using the nearby 200 bus service.



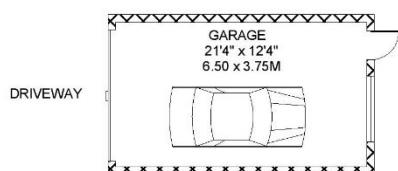
VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

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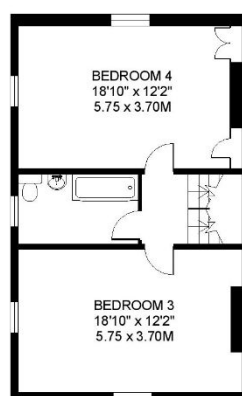


A photograph of a lush, green garden. In the foreground, there is a wooden bench and a stone wall. The garden is filled with various plants, including a large tree with yellow leaves on the left and a large tree with green leaves on the right. The background shows a blue sky with white clouds.

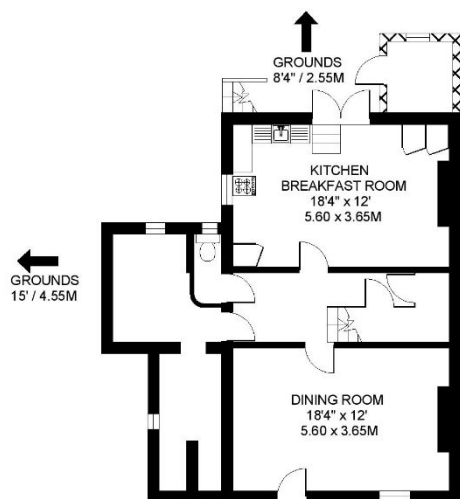
APPROXIMATE INTERNAL FLOOR AREA
2598 SQ.FT. / 241.4 SQ.M.
PLUS 408 SQ.FT. / 37.9 SQ.M.
TOTAL AREA SHOWN ON PLAN
3006 SQ.FT. / 279.3 SQ.M.



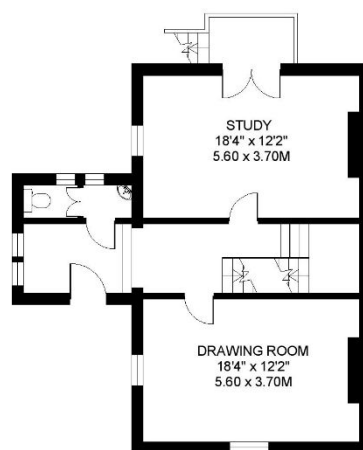
↑
PLUS FURTHER GARDEN
29'2" / 8.90M



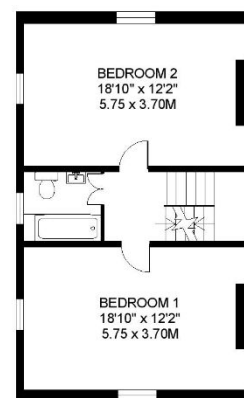
SECOND FLOOR 593 SQ.FT.



GROUND FLOOR 745 SQ.FT.



RAISED GROUND FLOOR 667 SQ.FT.



FIRST FLOOR 593 SQ.FT.

GROUNDS
 32'10" / 10.00M

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.