

ROBERT HOLMES

— & COMPANY —

64B Marryat Road

Wimbledon Village, London, SW19 5BN



A beautifully maintained semi-detached house luxuriously finished to a high standard located in a very highly regarded residential road close to the High Street, the Common and the All England Lawn Tennis Club

£3,250,000

Freehold

- Reception room
- Kitchen/dining/living room
- Family room
- Gymnasium
- Study
- 2 Cloakrooms & Utility room
- 4 double Bedrooms
- Dressing room
- 3 Bath/shower rooms
- Landscaped gardens
- Off-street parking

64B MARRYAT ROAD, WIMBLEDON VILLAGE, LONDON SW19 5BN

The house was built in 2016 to a high specification and has been very well maintained. It offers a fantastic balance of living and leisure accommodation with plenty of space to entertain. Technical features include air-conditioning to all bedrooms, kitchen and gymnasium, intelligent under-floor heating, lighting and media wiring throughout. The bathrooms and cloakrooms are uniquely designed with designer sanitary ware.

On the ground floor to the front is the elegant drawing room with feature fireplace, a guest cloakroom and a very smartly appointed kitchen/dining/family room. The kitchen by the German company Hacker includes extensive wall and base units with quartz work surfaces and appliances including Siemens oven, combination microwave oven, warming drawers, larder fridge, separate freezer, dishwasher and induction hob with extractor. On the lower floor there is a large family room with steps up to the rear garden, gym, utility room, plant room and family WC. Worcester boilers are located in the utility room where space and plumbing is provided for washing machines and tumble dryers. The house is fully 'future proofed' and equipped with provision for Sky Q, CCTV, CAT

6.

On the upper floors is a study, a generous main bedroom with bespoke walk-in dressing room and en-suite bathroom, three further double bedrooms and two further bathrooms. Outside the sunny landscaped gardens provide further entertaining space and there is off-street parking to the front.

It is located in this highly regarded residential road within a short distance of Wimbledon Village High Street and the Common. The Village offers a fine selection of shops, boutiques, restaurants, cafés and wine bars, and Wimbledon Common offers outdoor lovers the opportunity to enjoy extensive walks, cycle routes, bridle paths and golf. Recreational facilities in the area include tennis, squash, golf and fitness clubs and riding stables. Several of the areas' best schools, including King's College School and Wimbledon High School, are within walking distance. Central London is easily accessible either by road using the A3 trunk road or by train from the Mainline station in the town centre – Waterloo 12-15 mins (SR Mainline).



64B MARRYAT ROAD, WIMBLEDON VILLAGE, LONDON SW19 5BN



64B MARRYAT ROAD, WIMBLEDON VILLAGE, LONDON SW19 5BN

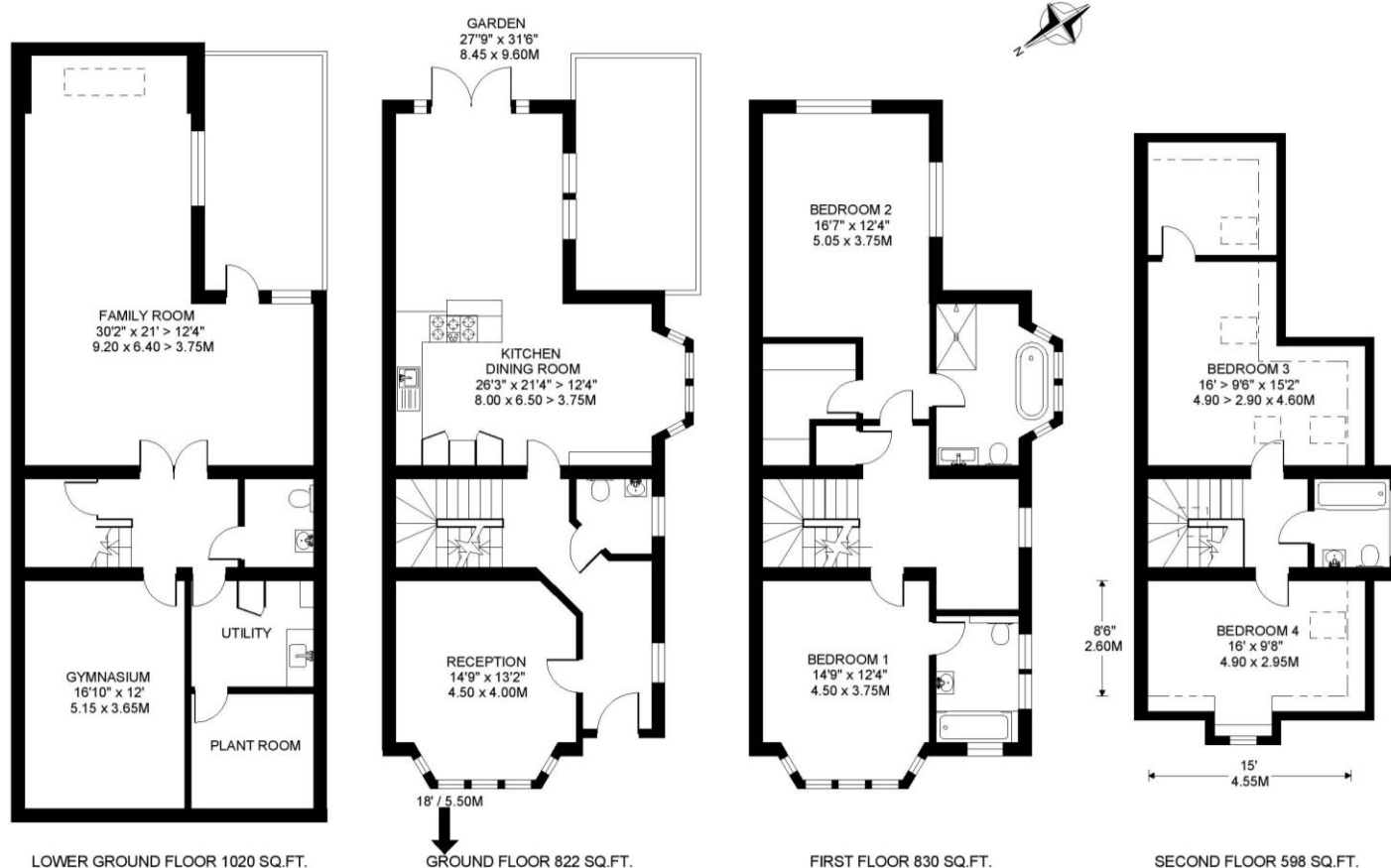


64B MARRYAT ROAD, WIMBLEDON VILLAGE, LONDON SW19 5BN

Local Authority: Merton; Council tax band H; ER/B



APPROXIMATE INTERNAL FLOOR AREA
3270 SQ.FT. / 303.8 SQ.M.



FLOORPLAN PRODUCED FOR "ROBERT HOLMES & COMPANY" BY FLOORPLANNERS 0780 122 8850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE

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.

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.