

7 Preston Road

West Wimbledon, SW20 0SS

ROBERT HOLMES
& COMPANY

Nestled in the prestigious Drax Estate, this charming and bright family house has been meticulously maintained & offers excellent lateral accommodation

Asking Price: £2,200,000

Accommodation:

- Detached house
- 3 reception rooms
- Kitchen/breakfast room
- Study/bedroom 6
- 5 bedrooms
- Family bathroom plus two additional shower rooms
- Garden
- Off street parking

Local Borough: Merton Council
Council Tax Band: G
EPC Rating: D

Nearest Station: 1.1 miles (Raynes Park)
Central London: 9.5 miles (approx.)



Property Description: Offered to the market for the first time in almost 60 years, this detached family home perfectly combines period features and contemporary living. Through the welcoming, fully panelled entrance hall, the ground floor accommodation includes three generously proportioned reception rooms: an elegant dining room and a spacious drawing room, both featuring attractive fireplaces, together with a versatile reception room. The well-appointed kitchen/breakfast room enjoys direct access to both the hallway and the drawing room, creating an ideal layout for family life and entertaining. Completing the ground floor is a study, which could easily be used as a 6th bedroom as it has an en suite shower room, and a separate guest WC.

The first floor comprises 5 bedrooms, 4 of which are spacious double bedrooms, a family bathroom with a separate shower, and an additional shower room.

To the front of the property is off street parking and to the rear is a pretty garden with patio area, lawn and mature trees.

In recent years, the property has been sympathetically extended to create a larger kitchen and drawing room. There is further potential to develop the property, both further on the ground floor and to carry out a loft conversion, subject to necessary planning permissions.

Location: Preston Road is a quiet cul-de-sac within easy walking distance of Wimbledon Common and an excellent parade of local shops on Coombe Lane. The surrounding area benefits from a very good choice of schools, and recreational facilities are well catered for with golf, tennis and fitness clubs all close by. Also in the vicinity is Raynes Park high street and station, with its mainline trains running regularly to London Waterloo and to Wimbledon station for underground services.









APPROXIMATE INTERNAL FLOOR AREA
2500 SQ.FT. / 232.3 SQ.M.
PLUS LOFT AND GARDEN STORAGE 1167 SQ.FT. / 108.4 SQ.M.
TOTAL AREA SHOWN ON PLAN
3667SQ.FT. / 340.7 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







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Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

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, nor tested the services, appliances, or specific fittings.