



Mon - Sat  
7am - 7pm

**177**

WIMBLEDON PARK ROAD, SOUTHFIELDS, LONDON, SW18

**£1,800,000**

*150 Years*

**JOHN D WOOD & CO.**

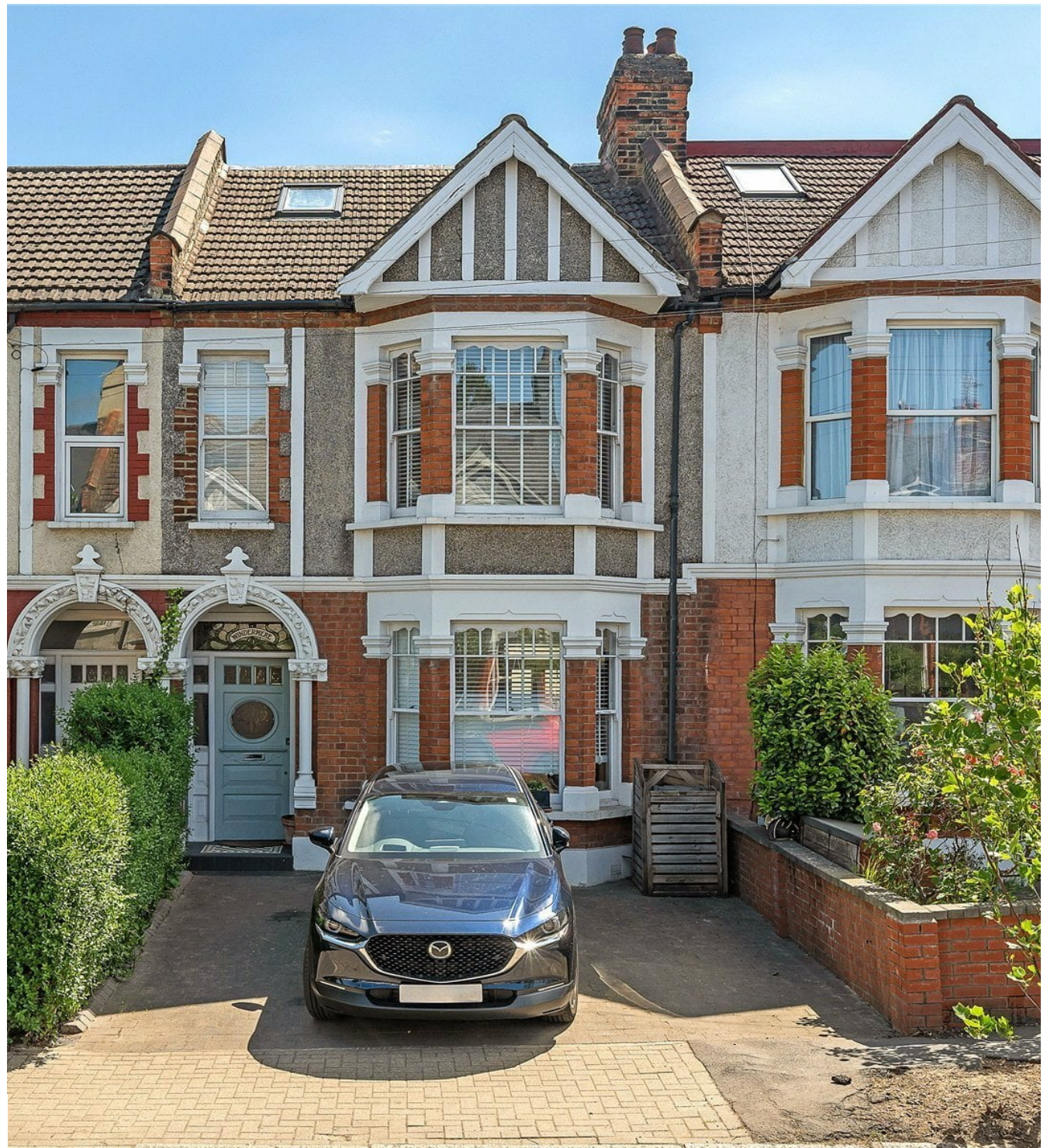
London, Country & International Property

**177**

WIMBLEDON PARK ROAD,  
SOUTHFIELDS, LONDON, SW18

An exceptionally spacious and well-presented terraced family home in the heart of Southfields, offering over 2,290 sq ft of versatile accommodation arranged across three floors, together with off-street parking and a superb rear garden. Significantly larger than the vast majority of terraced houses in the area, this impressive property provides generous proportions throughout and is ideally suited to modern family living.

**£1,800,000**



The ground floor features an elegant reception room to the front, a utility area and guest WC, while to the rear is a substantial open-plan kitchen/dining room measuring over 25 ft in length, creating an outstanding entertaining and family space with direct access to the garden and courtyard. The upper floors comprise five well-sized bedrooms and two bathrooms, including a particularly impressive principal bedroom. The second floor offers excellent flexibility for growing families, guest accommodation or home working. The property is presented in good condition throughout, allowing buyers to move straight in while still offering scope to personalise over time if desired. To the front, the house benefits from valuable off-street parking, while the rear garden extends to approximately 90 ft, providing an excellent outdoor space rarely found with terraced homes locally. Wimbledon Park Road is ideally positioned for the excellent amenities of Southfields, including a wide selection of cafés, restaurants and shops, together with convenient access to Southfields Underground Station (District Line), offering direct connections into Central London and the City.



The area is particularly popular with families due to its outstanding selection of highly regarded local primary schools, as well as the abundance of nearby green spaces including Wimbledon Park, King George's Park and the open expanses of Wimbledon Common. 5 bedrooms, 3 bathrooms, 2 reception rooms, kitchen/dining/living room, cloakroom, off road parking, 90ft rear garden. Reference SFI150154 . Covered entrance porch. Wooden front door with glass panels to: ENTRANCE HALL Original tiled floor. Cornice ceiling. Dado rail. Stairs to first floor landing. Under stairs cupboard. Doors to: CLOAKROOM Low level W/C, wash hand basin. Tiled floor. Utility cupboards housing boiler and water tanks with provision for washing machine and dishwasher. SITTING ROOM 5.38m x 3.84m Sash bay window to front aspect. Feature fireplace with carved surround and mantle. Cornice ceiling. Down lighters and wall lights. Solid wood floor. FAMILY ROOM 3.53m x 2.97m Double glass and wood panel doors to courtyard. Down lighters. Solid wood floor. BATHROOM Double glazed window to side aspect. Panel enclosed bath with mixer tap and shower attachment. Low level W/C and wash hand basin. Partly tiled walls and tiled floor. KITCHEN/DINING/LIVING ROOM 7.7m x 5.16m



Double glazed wooden framed bi fold doors to rear aspect. Three Velux windows. Open plan there are well defined living and dining areas. **FITTED KITCHEN** Comprising high gloss white units with granite work tops, inset 1 ½ bowl stainless steel sink unit with mixer tap. Built in double 'Siemens' electric ovens. Base level cupboards and drawers. Integrated dishwasher and fridge/freezer. Matching eye level units with under cupboard lighting. Granite upstands. Ceramic tiled floor with under floor heating. Down lighters. **FIRST FLOOR LANDING** Stairs to second floor landing. Dado rail. Down lighters. Doors to: **BEDROOM** 5.46m x 4.6m Double glazed sash bay window to front aspect and further double glazed sash window to front aspect. Feature cast iron fireplace with tiled surround. Built in wardrobes. Down lighters. Cornice ceiling. Picture rail. **BEDROOM** 3.68m x 3.53m Double glazed sash window to rear aspect. Picture rail. Down lighters. **BEDROOM** 4.37m x 3.48m Sash window to rear aspect. Solid wood floor. Down lighters. **BATHROOM** Opaque sash window to side aspect. Fully tiled bathroom with white suite comprising panel enclosed bath with mixer tap and separate shower over. Low level W/C and wash hand basin. Heated towel rail, linen cupboard.



Partly tiled walls, tiled floor with under floor heating . SECOND FLOOR LANDING Skylight window. Dado rail. Doors to: BEDROOM 4.24m x 3.53m Double aspect with double glazed window to side aspect. Double glazed double doors to rear aspect. Solid wood floor. Down lighters. BATHROOM Jack and Jill ensuite bathroom. Double glazed sash window to rear aspect. Roll top double ended bath, low level W/C and wash hand basin. Fully tiled shower cubicle. Linen cupboard, bespoke wardrobes. Tiled floor with under floor heating. BEDROOM 5.08m x 3.89m 3 Velux windows to front aspect. Access to eaves storage. REAR GARDEN 27.74m Enclosed 90ft rear garden. Patio area leading to a lawned garden framed by flower borders.



