



Parkside Avenue

Wimbledon | London

OFFERS IN EXCESS OF £5,000,000 STC



Parkside Avenue

Wimbledon | London | SW19

We are pleased to offer this wonderful family home situated in a most prestigious cul-de-sac off Parkside Gardens and within an easy stroll into Wimbledon Village. The current owners have comprehensively refurbished the property approximately three years ago by installing a new kitchen, new bathrooms, new gas fireplace and air conditioning to all rooms and have installed two new boilers, hot water cylinders and a pressure pump.

Location

Wimbledon Village is within easy reach of the A3 trunk road offering fast access to Central London and both Gatwick and Heathrow airports via the M25 motorway network. The nearest British Rail station at Wimbledon provides frequent services to Waterloo with its underground links to points throughout the City. The immediate area offers a wide range of recreational facilities including two golf courses within Wimbledon Common, tennis and squash clubs. Wimbledon Common, which is an area of outstanding beauty, provides a picturesque setting in which to picnic, go horse riding, and jogging or just take a leisurely walk. The All England Tennis Club is also close by. Theatres at Wimbledon and Richmond are also popular alternatives to the West End together with an excellent choice of restaurants. There are also numerous schools for all ages, Public, State and International.

Accommodation Comprises

Entrance Vestibule | Entrance Hall | Double Reception Room | Dining Room | Family Room | Kitchen/Breakfast Room | Utility Room | Guest Cloakroom | Master Bedroom with En suite Dressing Room and Bathroom | Four further Bedrooms, One with En suite Dressing Room | Family Bathroom

Amenities Include

Newly Installed Full Gas Fired Central Heating and Hot Water | Double Glazed Windows and Doors | Integral Double Garage | Forecourt Parking behind wrought Iron gates | Newly Installed Kitchen | Large Landscaped Rear Garden with Children's climbing frame | Decked Roof Terrace



The Property

Located on a corner plot of approximately 0.46 of an acre and benefitting from a monoblock carriage driveway with automatic gates. The glazed entrance vestibule opens onto a large entrance hall with wood flooring. Through an arched opening, this leads to the wider part of the hall which is bright with light flooding in from a large window to one side and a glazed door on the opposite side leading to the side garden. There are three built-in cloaks cupboards, an encased radiator panel and two wall lights.

The triple aspect kitchen/breakfast room has been refurbished with lacquered wall and base units topped with a marble worktop and tiled splashback, with a 1½ stainless steel sink with drainer. The range of appliances includes a Siemens 5-ring gas hob with Bosch stainless steel extractor hood above, dishwasher and fridge/freezer.

The hall leads to the double aspect drawing room. This is a bright double room with larger than average windows to the side and rear of the property, with wood flooring, a newly installed gas coal feature marble fireplace with brick surround and encased radiator panels. There is a glazed door leading to the rear aspect TV room, which benefits from a built-in glass fronted cupboard with glass shelves and encased radiator panel. The dining room is also accessed from the drawing room with a door leading back into the hall and offers wood flooring, an encased radiator panel and two wall lights.

The utility room, located near the front of the house, is well equipped with wall and base units, a stainless steel sink with mixer tap and drainer inset into a laminate worktop and tiled splash back. There is space and plumbing for a washing machine and tumble dryer. A door leads to the boiler room, where two brand new boilers and a hot water cylinder have been installed. The guest cloakroom comprises a low level W.C. and a wall mounted wash hand basin with mixer tap.



Double aspect master bedroom



Bedroom



Bathroom



Fireplace



Lounge



Living Room

From the hall, an easy rising staircase leads to the first floor landing. The double aspect master bedroom benefits from large windows, encased radiator panels and a walk-in dressing area, well equipped with built-in wardrobes and shelving and window to the side. The en suite bathroom boasts a white suite comprising a low level W.C. and bidet, 'His & Hers' wash hand basins inset into a worktop with mixer taps, a panelled bath with mixer taps. It also benefits from tiled floor and half tiled walls.

Bedroom two

offers a double aspect with an en suite

dressing room that is equipped with built-in wardrobes

and has access to a decked roof terrace above the double

garage. The three further bedrooms all benefit from large

windows offering views over the rear garden.

The family bathroom boasts a modern white suite

comprising a low level W.C., a wash hand basin inset into

a worktop with vanity unit below, a panelled bath with mixer

taps and a fully tiled shower cubicle with mixer taps, fixed

shower above and bi-folding glass door. The bathroom also

benefits from having tiled floor and a chrome ladder rack

heated towel rail.

Outside

A glazed door from the entrance hall leads to the rear garden. There is a paved path running around the perimeter of the property and leading across the lawn area to the garden room at the back. To the back of the garage, there is a paved patio with raised flowering beds and steps leading to the lawn area, where mature trees and shrubs are dotted across the garden and around the perimeter. There is a comprehensive Timberline climbing frame with swing, slides, table and roof top area with a cabin below.

Outside the kitchen/breakfast room, there is a pergola

covering part of the walkway with . The integral double

garage accessed from the front driveway has an up and

over door and windows to the side and rear, door onto the

rear patio.

Terms

Tenure

Freehold

Offers in excess of £5,000,000 STC

Local Authority London Borough of Merton

Council Tax Banding H

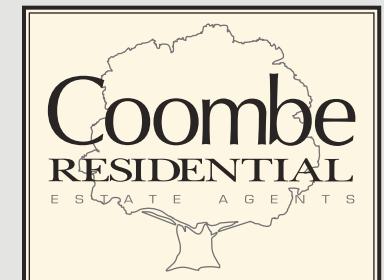
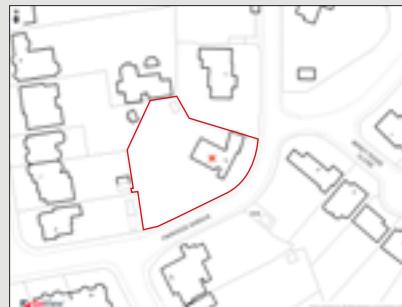
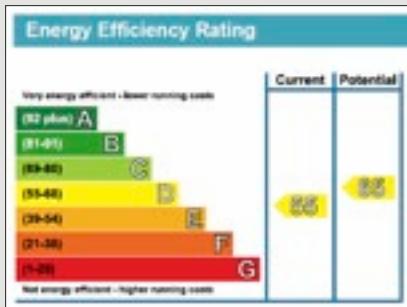
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PARKSIDE AVENUE
WIMBLEDON SW19

APPROXIMATE INTERNAL FLOOR (LIVING) AREA
 █ = 2770 SQ.FT / 257.3 SQ.M.
 APPROXIMATE ADDITIONAL AREAS
 █ = 308 SQ.FT. / 28.6 SQ.M.
 TOTAL AREAS SHOWN ON PLAN
 3078 SQ.FT. / 285.9 SQ.M.

GARDEN
 82'2" x 131'3"
 25.05 x 40.00M



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