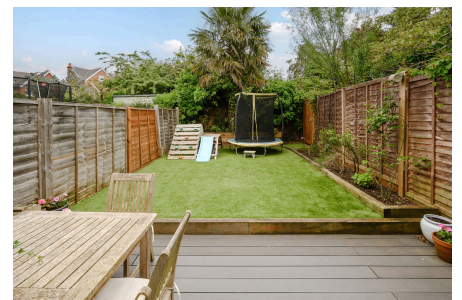
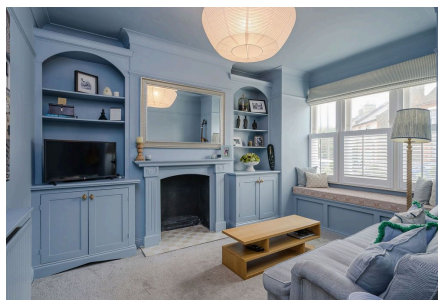


Amity Grove, West Wimbledon

Guide Price £1,475,000

4 2 2



Stunning four bedroom, two bathroom, period family home (1,541 Sq.Ft) with delightful landscaped low maintenance garden with rear/side access, and off street parking, superbly situated in an elevated position - with far-reaching views from the upper floors - at the top of Amity Grove. Conveniently situated within a short walk of Hollymount school, Holland Gardens, Raynes Park station & High Street amenities, this gorgeous family home boasts a wealth of character appeal and charm, sympathetically updated with stylish interiors including a newly fitted open plan kitchen/diner and brand new contemporary style family bathroom. Luxury finish and modern design create the perfect blend of comfort and convenience in this fantastic residential location. Further features include an elegant bay fronted reception, large rear living/

family room area with bi-folding doors onto the garden, two bathrooms and ground floor WC, inbuilt storage, gas central heating, double glazing, quality floor coverings and neutral decor.

Accommodation comprises entrance hall with access to guest WC and stairs rising to the first floor, leading into the bright front aspect reception room with attractive bay window and ample space for relaxing and entertaining. To the rear of the property, the beautiful open plan kitchen/diner/family room is flooded with natural light from skylight windows and bi-folding doors spilling out onto the garden. The kitchen area itself comprises a brand new quality range of matching wall and base units with work surfaces and central island incorporating inset sink unit, induction hob with overhead extractor, wall mounted electric oven, and further integrated appliances. To the first floor, there are two well proportioned bedrooms, plus a newly fitted luxury bathroom with free-standing contemporary style bath suite, and separate walk-in shower unit. To the second floor, there are two further bedrooms, plus a modern shower room.

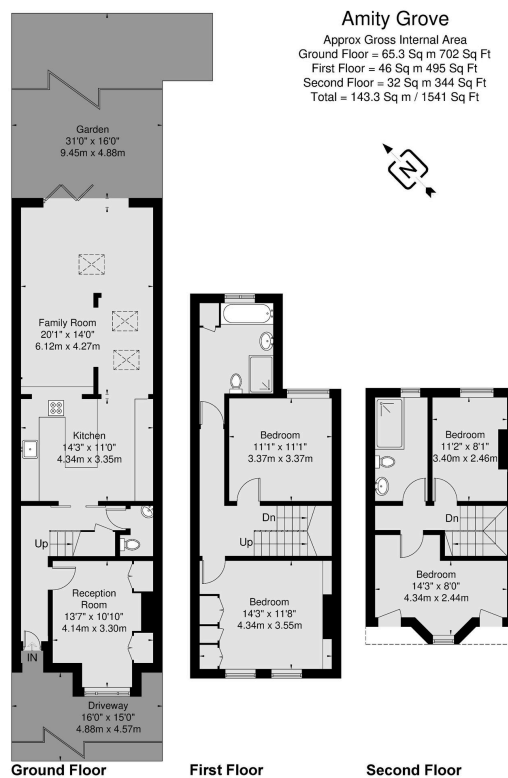
The property is very conveniently located moments from Raynes Park station providing excellent fast and frequent connections into Central London and to the surrounding area, as well as regular bus routes serving nearby Kingston and Wimbledon. The A3 is also close-by for good vehicular access and the nearby High Street provides a variety of local shops and amenities. The area is well served by lovely open spaces including, Holland Gardens, Cottenham Park and Morley Park, as well as beautiful Wimbledon Common and fashionable Wimbledon Village within walkable distance. Neighbouring Wimbledon itself is within easy reach for a wider array of shops, bars and restaurants, as well as excellent leisure facilities, and underground district line and mainline South Western rail services. West Wimbledon also boasts a number of golf courses and excellent local schools including King's College School, Ursuline High School, Hollymount Primary and St Matthew's C of E Primary.

Viewings are highly recommended.

Property Ref: DA0587

Key Features

- Four Bedroom Three Storey Character Period Family Home
- Period Features, High Ceilings and Stylish Interiors
- Brand New Luxury Family Bathroom, Further Shower Room and WC
- Off Street Parking and Side/Rear Access
- Close to Excellent Schools and Amenities
- Sought After Residential West Wimbledon Location
- Brand New Fitted Kitchen with Extended Open Plan Family Room
- Attractive Landscaped Low Maintenance Private Garden
- Exceptionally Convenient Location Close to Raynes Park Station and High Street
- EPC TBC Property Ref: DA 0587



Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.