






{ LANGHAM ROAD, LONDON, SW20

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Langham Road, London, SW20

Guide Price £ 1,350,000
Freehold

 **4 Bedrooms**
 **2 Bathrooms**
 **2 Receptions**

Features

Period Property, Four Bedrooms, Two Shower/Bathrooms, Drawing Room, Dining/Family Room, Kitchen, Sun Room, Eaves Storage, American Oak Flooring, South-Westerly Garden

Hamptons
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An attractive, well presented and rarely available Edwardian house, in a sought-after location, offering generous reception, family, entertaining space. Set over three floors the bright property features period features and includes four bedrooms and a south-west facing garden.

The Property

The ground floor, with American oak flooring, comprises an entrance hallway with storage that leads to a drawing room and dining/family room. A superbly, re-configured and newly fitted kitchen, including a good range of units and integrated appliances, connects with a sun room with double doors to the pretty garden. The first floor provides three bedrooms and a family bathroom. A spacious master bedroom with an en-suite bathroom and good storage is found on the top floor.

Outside

There is a walled garden to the front and the rear offers a south-west facing garden with a patio and lawn.

Location

Langham Road is located in a pleasant area of West Wimbledon and close to Raynes Park station which has a regular service to London Waterloo. The 57 bus runs from the end of the road and connects to Wimbledon Mainline and Underground Station. The area includes local shops, supermarkets and restaurants plus Cottenham Park and Holland Gardens (both with tennis

courts). Within 500m is the popular primary school Hollymount with a number of selective fee paying schools within one mile including Wimbledon Common Prep School and King's College School.



{ BEAUTIFUL FOUR BEDROOM EDWARDIAN HOME.

LANGHAM ROAD

Approximate Gross Internal Area (Excluding Reduced Headroom)

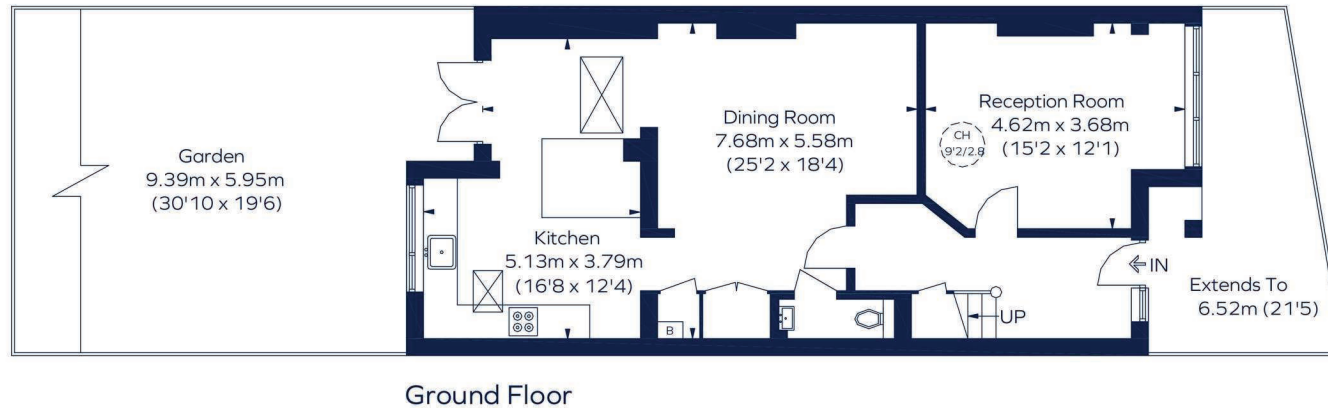
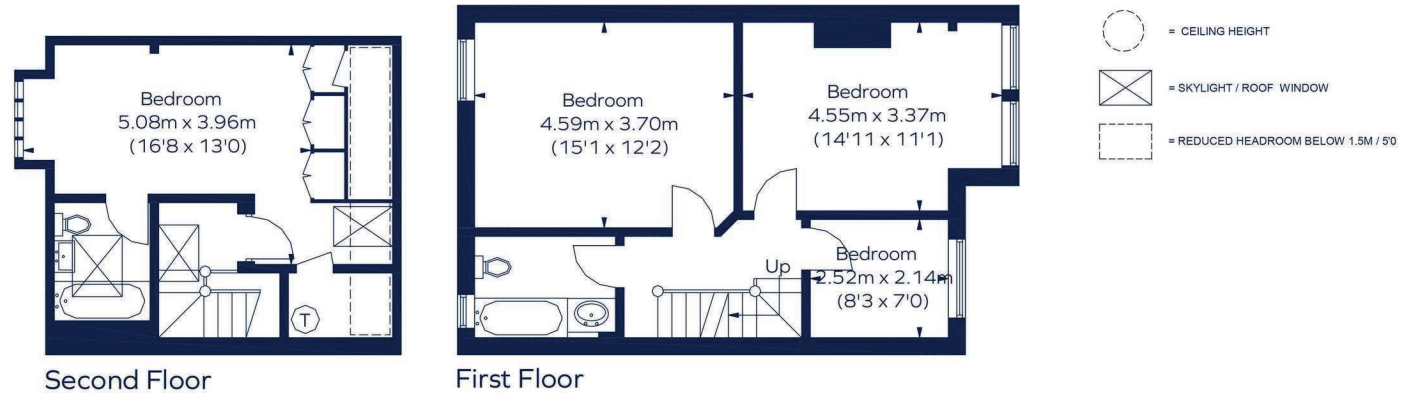
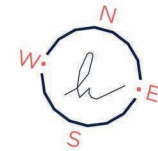
Ground Floor = 751 sq. ft. (69.8 sq. m.)

First Floor = 532 sq. ft. (49.5 sq. m.)

Second Floor = 299 sq. ft. (27.8 sq. m.)

Reduced Headroom = 45 sq. ft. (4.2 sq. m.)

Total = 1627 sq. ft. (151.3 sq. m.)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. ID 585375

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

