



Ashcombe Road, London  
SW19

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



# Four bedroom period home close to town and station

## EPC: C

Period Property | Terrace | Four Bedrooms | Two Shower/Bathrooms | Reception Room | Kitchen | Family Area | Utility Room | Guest WC | Garden

Guide Price £839,500 Freehold

### Description

A well presented period family house situated in a good position for access to Wimbledon town and station. The property is set over three floors and offers four bedrooms, good reception space, a contemporary kitchen/family room, separate utility room and good sized garden.

The entrance hallway, with wood flooring and storage, leads to a bright reception room with fitted cupboards. The kitchen area features a good range of contemporary units, quartz work surfaces, integrated appliances with space for additional ones. Bi-fold doors in the dining/family space lead to the patio and garden. A separate utility room features further storage and space for appliances. A guest WC completes this floor. The first floor provides two bedrooms and further bedroom/office as well as the family bathroom. The converted loft space features the fourth bedroom, eaves storage and a good sized en-suite shower room.

### Outside

There is a small garden to the front of the property and the rear provides a patio, lawn and rear access.

### Location

The property is located close to Wimbledon Town centre with its District Line link and mainline station providing services to London Waterloo. It is also close to Haydons Road station, with good access to the City, and the Northern Line underground station at South Wimbledon. The Broadway, in the town, offers a wide selection of

shops, bars, restaurants and other local amenities which include the Centre Court Shopping Centre, two cinemas and theatres. Local residents can benefit from the nearby beautifully restored South Park Gardens. Wimbledon is also well known for its excellent private and state schools, with close by schools rated outstanding by OFSTED.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

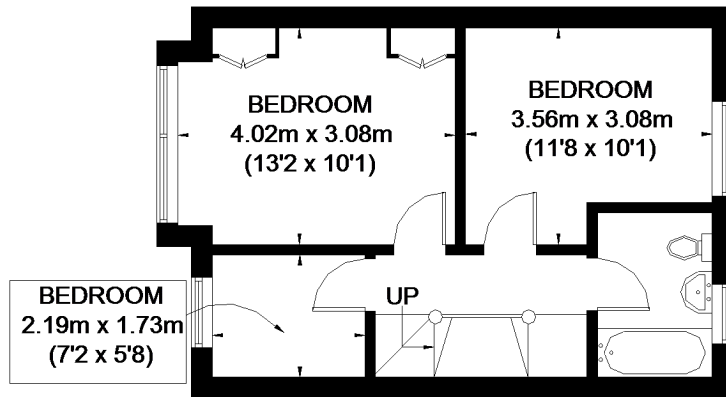
# ASHCOMBE ROAD



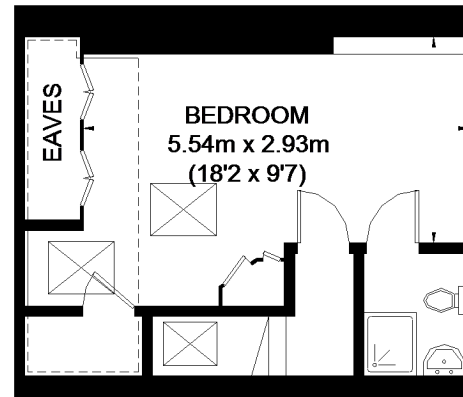
= SKYLIGHT / ROOF WINDOW



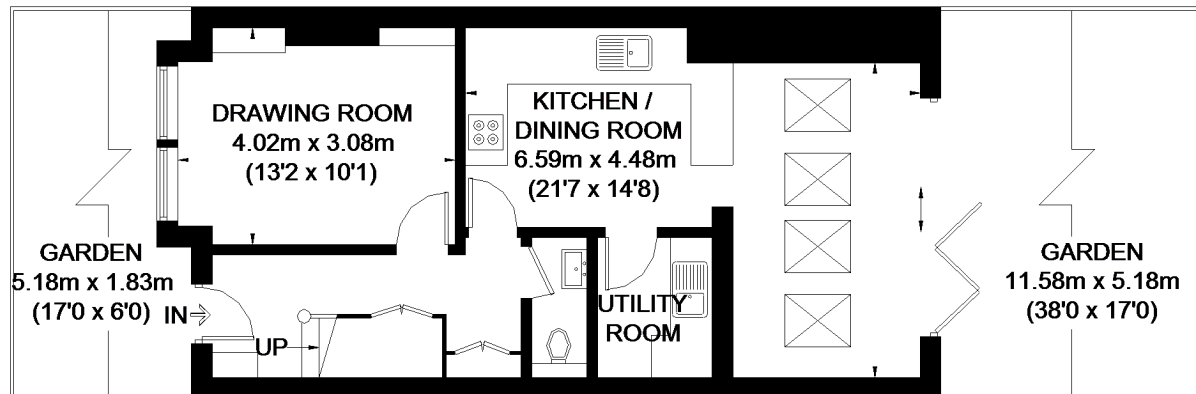
= REDUCED HEADROOM BELOW 1.5M / 5'0"



**FIRST FLOOR**



**SECOND FLOOR**



**GROUND FLOOR**



APPROXIMATE GROSS INTERNAL AREA  
(EXCLUDING REDUCED HEADROOM / EAVES)  
GROUND FLOOR = 550 SQ. FT. (51.1 SQ. M.)  
FIRST FLOOR = 400 SQ. FT. (37.2 SQ. M.)  
SECOND FLOOR = 255 SQ. FT. (23.7 SQ. M.)  
REDUCED HEADROOM / EAVES  
78 SQ. FT. (7.3 SQ. M.)  
TOTAL = 1283 SQ. FT. (119.3 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. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID268108)

**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.

