

Amity Grove, West Wimbledon, SW20



Price £1,275,000 Freehold

Spacious end of terrace period four bedroom family home of immense character and charm featuring a stunning kitchen/diner/family room with bi-folding doors to an attractive private rear garden, elegant bay fronted reception room, master bedroom features a large walk-in dressing room and modern ensuite shower room, additionally there is a large family bathroom and downstairs WC, superbly presented interior, private landscaped rear garden with side access and covered storage, off road parking to front conveniently located for Raynes Park centre, station and amenities.

- Entrance Hall • Elegant Bay Fronted Reception Room • Downstairs WC • Large Kitchen/Diner/Family Room • Bespoke Quality John Lewis Of Hungerford Kitchen • Bi-Folding Doors To Garden • Walk-In Larder • Utility Cupboard • Ample Storage • Landscaped Rear Garden • Pleasant Garden Aspect • Four Bedrooms • Two Bath/Shower Rooms (Including One En-Suite To Master) • Walk-In Dressing Room (To Master Bedroom) • Underfloor Heating Throughout Ground Floor • Superbly Presented Interior • Character Features • Internal Viewing Highly Recommended • EPC:D

The accommodation with approximate dimensions comprises:

Entrance Hall:

Wood flooring, coving, under stairs storage.

Downstairs WC:

Low level WC, wash hand basin taps over, tiled splashback, wood floor, low level WC, hidden system, shelf over, extractor.

Reception Room:

Bay window to front, double glazed bay window, decorative ceiling rose and cornicing, wood flooring with underfloor heating, decorative fire surround and mantel, built in shelving to alcove.

Kitchen/Diner/Family Room:

Quality John Lewis of Hungerford kitchen, range of low level in frame solid oak cabinets comprising integrated dishwasher, integrated bin and recycle storage, double butler style sink with mixer taps over, contrasting maple worktops with white wash oiled finish, space for range style cooker, tiled splashback, breakfast bar, island unit with range of drawers and cupboards, maple worktop over with white wash oiled finish, tongue and groove side panels, space for American style fridge/freezer, stone floor with underfloor heating, built in boiler cupboard housing boiler and megaflo water system, further cupboard, utility cupboard with plumbing and space for washing machine and dryer, deep shelving over, large walk-in larder cupboard with ample shelving, further deep storage cupboard with ample built in shelving, 4x large Velux windows, further 2 windows to side, bi-folding doors to garden.

Stairs To First Floor Landing:

Double glazed window to side.

Bedroom One:

Double glazed window x2 to front, period style radiators under both windows, built in cupboards to both alcoves, high level cupboards.

Bedroom Two:

Double glazed sash window to rear, period style radiator, ornate coving.

Large Family Bathroom:

Freestanding contemporary bath with mixer tap and shower attachment over, frameless glass shower enclosure, tiled splashback, large shower tray with stainless steel shower system, extractor over, low level WC, bespoke bench unit and shelving with twin wash hand basin over, tiled splashbacks, wall mounted taps over, sash window, electric underfloor heating.

Stairs To Top Floor Landing:

Bedroom Three:

Twin velux windows to front, radiator, eaves storage.

Master Bedroom:

Double bedroom, spotlights, sash window to rear with pleasant green aspect, radiator under.

Large Walk-In Dressing Room:

Double glazed window with pleasant green garden aspect, radiator under, spotlights.

En-Suite Shower Room:

Corner shower enclosure with tiled splashback, integrated shower system, wall mounted controls over, pivoted shower head over, towel rail, wash hand basin with drawers under and mixer taps over, tiled splashbacks.

Garden:

Marine quality hardwood decking, lawn, planted edges with raised planters, mature tree with raised planter, white division wall, decorative shingle to side return, covered store area with door leading to front access.

Front Garden:

Pebbled driveway, Greystone bricked pathway, magnolia tree, raised bed planter, covered storm porch, door leading to store, built in storage cupboard, built in low level boot cupboard, entrance.





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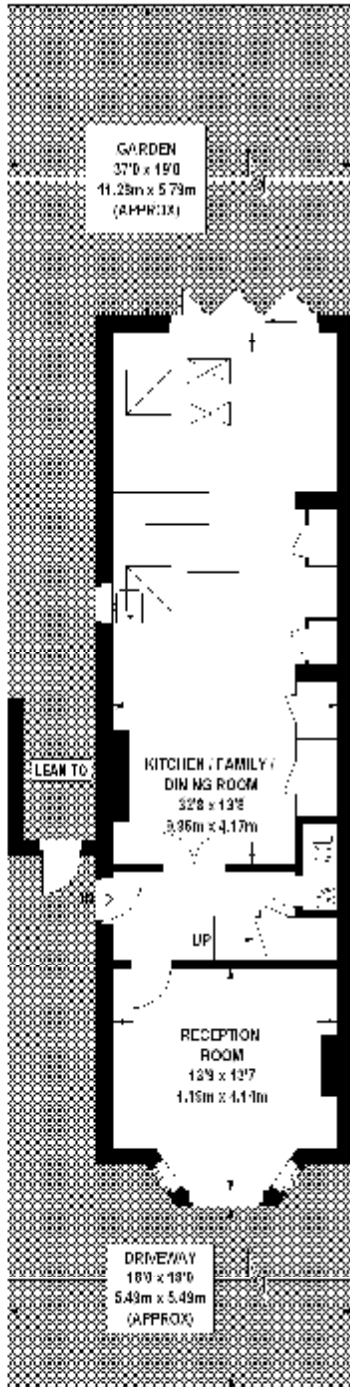
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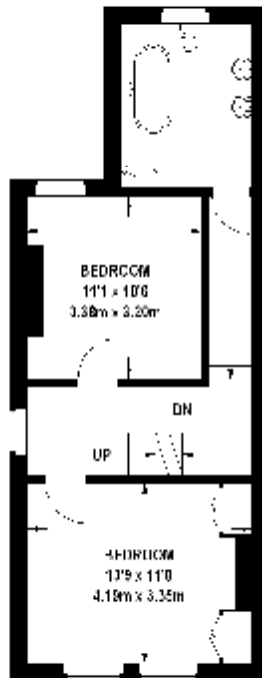
Amity Grove

Approximate Gross Internal Area (Excluding Lean to)
 Ground Floor = 86.5 sq m / 716 sq ft
 First Floor = 44.5 sq m / 479 sq ft
 Second Floor = 39.1 sq m / 421 sq ft
 Total = 150.1 sq m / 1616 sq ft

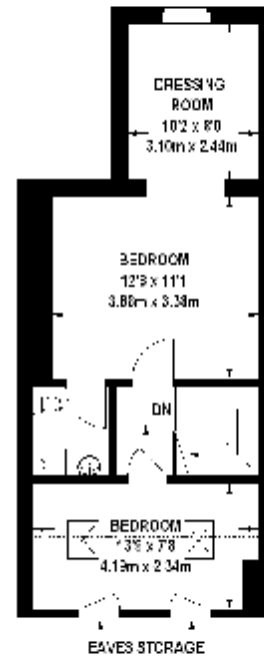


Ground Floor

Reduced headroom below 1.5 m / 5'0"



First Floor



Second Floor

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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 purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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