



**BOURNEMOUTH ROAD, SW19**  
**£1,250,000 FREEHOLD**

**Winkworth**





## BOURNEMOUTH ROAD, SW19

**A truly impressive Edwardian property ideally located on a highly sought after quiet residential road in the renowned 'Australias' area of Wimbledon.**

This grand four-bedroom terraced family home has been fully extended and thoughtfully designed to retain the charm and character of its era. The property boasts fantastic dimensions with a large rear extension providing a modern open plan kitchen and family area filled with abundance of daylight. An air conditioning unit delivers a cooled breeze in the family area during hot summer months. The kitchen is tastefully designed and accentuated with a butler sink and symmetrical lighting above the kitchen island.

A set of stylish French doors open onto a private South facing garden with a wooden outbuilding. The front reception room features a wood burner set within the original fireplace and an inviting bay window bench providing additional seating for guests. Guest WC and a utility room are also located on the ground floor.

The upper levels of the house are complete with four bedrooms and two modernised bathrooms. The family bathroom decorated with metro-style tiles serves the three bedrooms on the first floor and the master bedroom comes with its own en-suite bathroom.

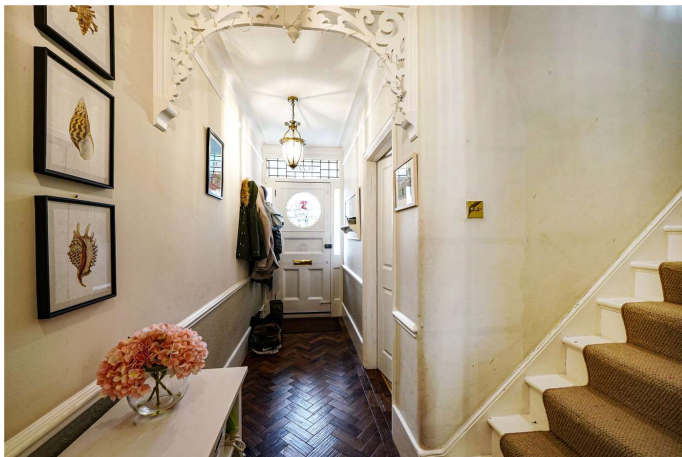
EPC C

Council Tax Band E

### LOCATION

Bournemouth Road is very quiet with no through traffic and only a short walk from South Wimbledon tube station offering access to the Northern line. Wimbledon town centre is also close by with its wide range of shops, bars and restaurants as well as Wimbledon station with its regular services into London and access to the District line.

The area is also well served by local schools with Pelham Primary School and Merton Abbey Primary School being within catchment area.

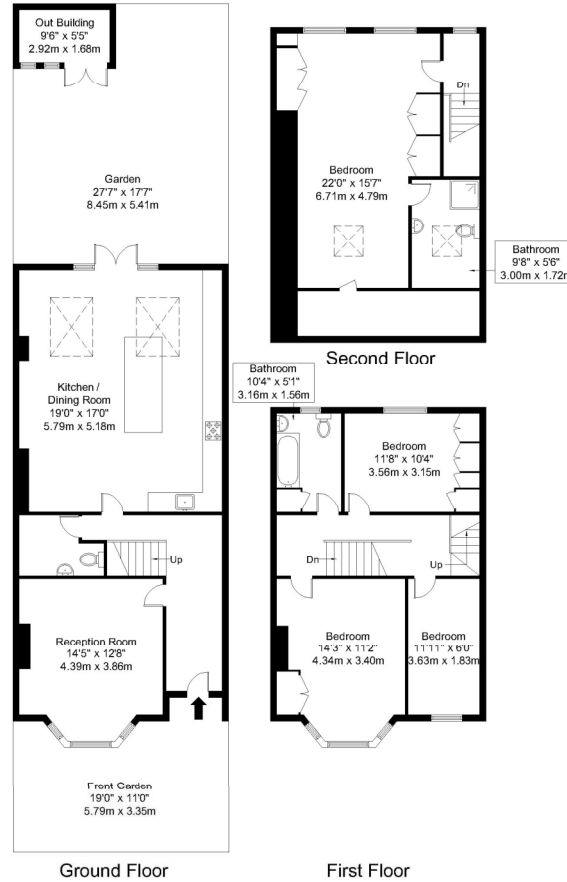






# Bournemouth Road, SW19 3AR

Approx Gross Internal Area = 150 sq m / 1615 sq ft  
 Out Building = 5 sq m / 54 sq ft  
 Gardens = 90 sq m / 969 sq ft  
 Total = 245 sq m / 2637 sq ft



Ref:

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The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		<b>84</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(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	

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