



Standen Road, Southfields

£1,100,000

Summary

About the property: A great opportunity to purchase this bright, modern, and fully extended 4 bedroom property located within the catchment for Sheringdale Primary School and St Michael's (both Outstanding Ofsted). On the ground floor, there is a reception room that features shutters and a wood-burning stove. There is a sunny, open plan kitchen/dining area that is finished to a high standard with bi/folding doors, leading to the private south facing garden. On the first floor, you have two double bedrooms, a family bathroom with underfloor heating, and a third single bedroom. The loft has been tastefully extended to provide a master suite with plenty of storage and a lavish en-suite shower and bath, complete with underfloor heating. The property is well-appointed throughout and offers plenty of natural light.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Location: The property is located approximately 200m from Southfields Underground station, and the local shops and amenities within Southfield's Village, whilst Earlsfield (mainline railway station) is around 0.7 miles away. Locally are a number of popular schools, notably Sheringdale and St Michael's Primary School (outstanding Ofsted). Southfields Village offers a pretty collection of boutiques, restaurants and coffee shops with easy access onto Wimbledon Park/Lake. You also have the All England Lawn Tennis Club close by.

How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.



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Approximate Gross Internal Area
 GROUND FLOOR = 549 sq ft / 51.50 sq m
 FIRST FLOOR = 454 sq ft / 42.19 sq m
 SECOND FLOOR = 337 sq ft / 31.31 sq m
 Total = 1340 sq ft / 124.99 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. (0357409)

