



NEWSTEAD WAY

WIMBLEDON, SW19



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A spacious family house near Wimbledon Village, Common and the AELTC.

The house is approached via its wide and generous front garden with a tandem garage for two cars and off-street parking located to the right hand side.

Well presented and versatile accommodation is arranged over three floors and the property has the benefit of planning permission to create an additional reception room and a separate utility room on the ground floor and a study or fifth bedroom above. The permission also allows for a new double-width garage in place of the current tandem garage (planning permission due to expire on 1st April 2021).

Currently the ground floor accommodation includes a dining room to the front of the house and a kitchen/breakfast room to the rear which leads to the patio and rear garden with side access. Upstairs on the first floor there is a full width sitting room to the front with two sets of French doors with Juliet balconies, and the main bedroom with en suite bathroom and walk-in wardrobe. There are three bedrooms and a family bathroom on the second floor.

The rear terraced garden has a patio for alfresco dining, lawn with shrub borders and a useful garden shed.





Location

Newstead Way is located off Somerset Road near Wimbledon Village and between Wimbledon Common and Wimbledon Park and Lake. 1000m away approx, the Village High Street offers a variety of charming boutiques, shops and restaurants. Wimbledon Common with 1,200 acres provides a wide range of outdoor activities including golf, cycling, riding and walking. The area is highly regarded for the quality of its schooling in both the private and state sectors. For transport links, the property is conveniently located for Wimbledon mainline train and District underground stations (17 min approx to London Waterloo), and bus facilities. Source of times www.tfl.gov.uk
Source of distances Google Pedometer

All measurements are approximate

Accommodation

- ◆ Four bedrooms
- ◆ Two reception rooms
- ◆ Garden with side access
- ◆ Tandem garage
- ◆ Planning permission to extend

Additional Information

Energy Performance: EPC rating D

A copy of the full Energy Performance Certificate is available upon request.

Viewing: Strictly by appointment with Savills.
Price on Application

Floor Plans

Gross Internal Area (Approx) 155.1 Sq m/1,670 Sq ft
Plus Garage 26.8 Sq m/288 Sq ft



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