

3 Barham Road

Drax Estate, West Wimbledon, SW20 0EX

ROBERT HOLMES & COMPANY

A beautifully maintained home, extended in recent years and in a quiet leafy location within the Drax Estate

Asking Price: £2,650,000

Accommodation:
- Detached house
- Kitchen/family/dining room
- 3 reception rooms (including a games room)
- Principal bedroom with an ensuite shower room
- 4 further bedrooms
- 2 bathrooms
- Landscaped garden
- Off street parking

Local Borough: Merton Council
Council Tax Band: G
EPC Rating: D

Nearest Station: 1 mile (Raynes Park)
Central London: 9.5 miles (approx.)



Property Description: This well balanced home offers fantastic entertaining and living space across three floors. To the front of the property there is a beautiful wall panelled, dual aspect reception room, with a fireplace and a large bay window, and an additional reception room/study. The ground floor was extended just a few years ago to create an excellent open plan kitchen/family/dining room benefiting from full width sliding doors stretching across the back of the house, and leading to the stone terrace and garden. The sleek kitchen is fully fitted with integrated appliances and a spacious island offers further storage and plenty of bar stool seating. Discreet, pocket sliding doors from the dining area leads to a games room. The landscaped 81' garden has a wide lawn surrounded by mature shrubs and trees. A long utility room that stretches from the front of the house to the rear completes the ground floor and includes plenty of storage, a sink and dog shower.

To the first floor is the principal bedroom suite, which includes an en suite shower room and double sink. There are a further two bedrooms on this floor and a family bathroom, with a separate shower. The top floor has a further two bedrooms and bathroom. All the bathrooms were recently refurbished.

Location: Barham Road is a pretty, quiet road in the prestigious Drax Estate. The road is close to excellent state and independent schools, as well as Wimbledon Common and Beverley Meads. Raynes Park station and high street are a short bus ride or walk away with a wide array of shops, restaurants and cafes. Wimbledon and Kingston Town centres are also within close proximity.











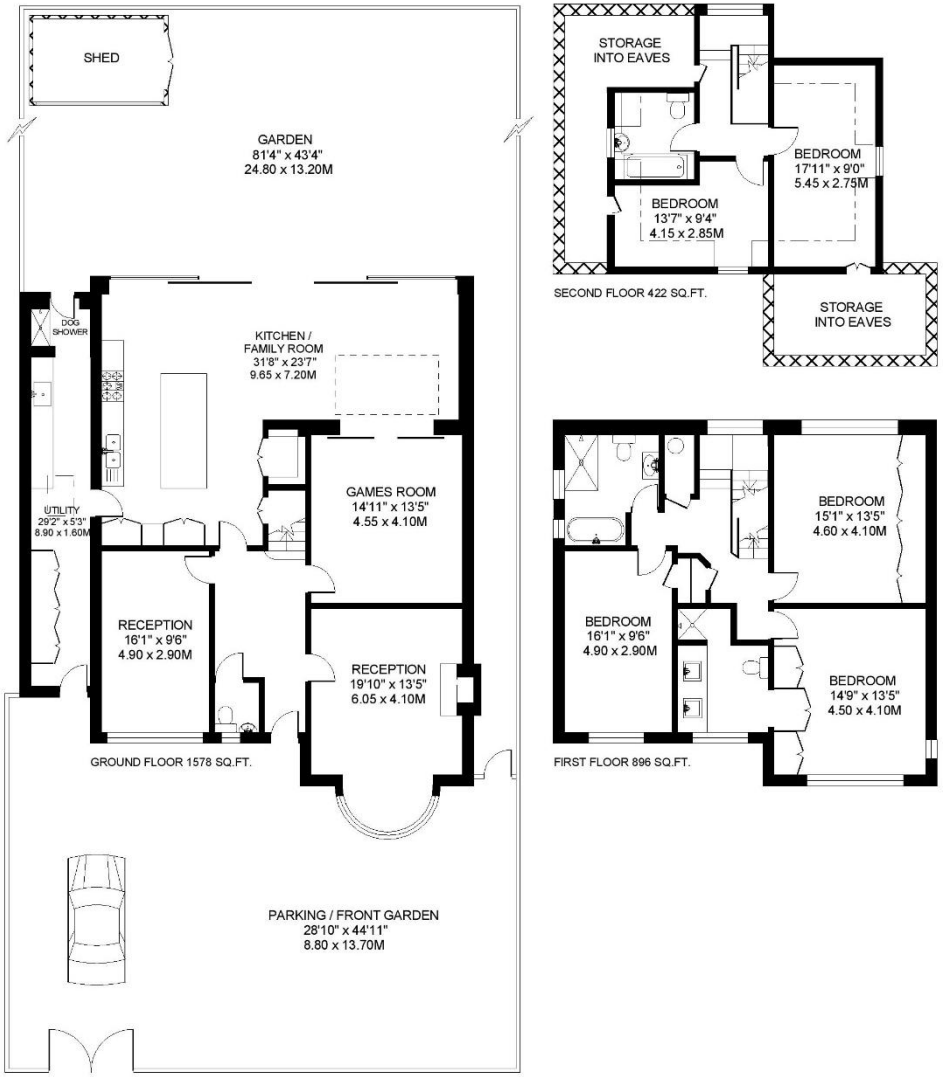





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INHALE

APPROXIMATE INTERNAL FLOOR AREA
2896 SQ.FT / 269 SQ.M.
PLUS SHED AND EAVES STORAGE 315 SQ.FT / 29.3 SQ.M.
TOTAL AREA SHOWN ON PLAN
3211 SQ.FT / 298.3 SQ.M.



FLOORPLAN PRODUCED FOR "ROBERT HOLMES" BY FLOORPLANNERS 07801 228850
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
WHERE A ROOM HAS A SLOPING CEILING, THE DOTTED LINE MARKS 1.50M HEIGHT,
AND THE MEASUREMENTS ARE SHOWN AT FLOOR LEVEL

ROBERT HOLMES
& COMPANY

Viewings by appointment through Robert Holmes & Co. on 0208 947 1100

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, nor tested the services, appliances, or specific fittings.