A SPACIOUS MODERN DETACHED HOUSE
49 BATHGATE ROAD, WIMBLEDON, SW19 5PW
Guide Price: £3,250,000 Freehold
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Modern detached house • 4 reception rooms • Kitchen/ breakfast room • 6 bedrooms • 5 bath/shower rooms (four en suite) • Gated off-street parking for several cars • Double garage • Backs onto tennis courts/croquet lawn owned by A.E.L.T.C. • Wimbledon Village approx 1.5kms • Wimbledon Common approx 500m • Council tax band H • EPC Rating – D

Description
49 Bathgate Road is an attractive modern detached family house built by Berkeley Homes in 1998.

This well presented house provides ample entertaining space on the ground floor and is surrounded by a landscaped garden with a large terrace which is perfect for summer entertaining.

The double front door leads into a wide entrance hall off which there is a double aspect sitting/family room, a drawing room and the kitchen/breakfast room with access into a separate dining room. Additionally there is also a study, utility room and a guest cloakroom on the ground floor.

The first floor comprises a large master bedroom suite and three further bedrooms all of which are ensuite, whilst on the second floor there are two bedrooms, one ensuite, a family shower room and views of the lawn tennis courts and croquet lawn owned by The All England Lawn Tennis Club.

There is gated off-street parking for several cars in front of the house in addition to a double garage.

Situation
Bathgate Road is a pretty residential street within 1.5 kms of the Village and only 500m from the fabulous open space of Wimbledon Common. Wimbledon Village is known for its ‘Village feel’ retaining an identity separate from central London. The High Street offers a wide selection of pretty shops, bars and restaurants with two riding stables and good access to Wimbledon mainline station.

The area is served by an excellent choice of schools, including King’s College School approximately 1.9 km and Wimbledon High School within 2.4 km, whilst private bus services for schools out of the area run from the Village. Fast and frequent train services to Central London are from Wimbledon station approximately 2.7 km (easily accessed via regular 93 bus route) and take around 17 min. Alternatively Southfields Underground Station (District Line) is within 1.4 km.

Source of distances: Google Pedometer
Source of times: Transport for London

Tenure
Freehold.

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

Viewing
Strictly by appointment with Savills.

London Borough of Merton
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FLOORPLANS
Total gross internal area: 3,994 sq ft, 371 sq m
Excluding garage of approx 344 sq ft, 32 sq m

Ground Floor
- Family Kitchen
- Sitting Room
- Office
- Bedroom
- Garage

First Floor
- Bedroom
- Bedroom
- Bedroom
- Extra Storage

Second Floor
- Bedroom
- Bedroom
- Eaves Storage

Site Plan
- Garden
- Site Plan

Garden
- 13.35 x 4.22
- 44'4" x 13'7"
- 12.30 x 12.65
- 37'3" x 41'5"
- 11.36 x 12.63

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO²) emissions.

Energy Efficiency Rating
- Current: "Very energy efficient - lower running costs"
- Potential: "Not energy efficient - higher running costs"

Environmental Impact (CO²) Rating
- Current: "Very environmentally friendly - lower CO² emissions"
- Potential: "Not environmentally friendly - higher CO² emissions"

Estimated energy use, carbon dioxide (CO²) emissions and fuel costs of this home
- Current: Energy use 212 kWh/m² per year
- Potential: Energy use 182 kWh/m² per year
- Current: Carbon dioxide emissions 12 tonnes per year
- Potential: Carbon dioxide emissions 11 tonnes per year
- Current: Lighting £401 per year
- Potential: Lighting £201 per year
- Current: Heating £1688 per year
- Potential: Heating £1570 per year
- Current: Hot water £261 per year
- Potential: Hot water £218 per year

Remember to look for the energy saving recommended logo when buying energy-efficient products. It’s a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling’s energy performance.