



Hugon Road, SW6

£1,795,000 *Freehold*

4  2  3 

An exceptional four bedroom family house extending to just shy of 2000 square feet, with a particularly impressive 54 ft garden and wonderful open views directly over South Park.

The house offers beautifully presented and exceptionally well-balanced accommodation arranged over three floors. On the ground floor are two separate reception rooms, both with plenty of character, together with a useful utility room and guest WC. To the rear is a superb extended kitchen/dining/family room, which forms the heart of the house. Flooded with natural light from extensive roof glazing, the space has been thoughtfully designed for modern family life, with a central island, generous dining area and relaxed seating space. Crittall doors open directly onto the garden.



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The garden is a particularly special feature of the house. Extending to approximately 54 ft, it is exceptionally generous for the area, with a large paved terrace leading onto a substantial lawn surrounded by mature trees and planting. Most importantly, the garden backs directly onto South Park, creating an unusually green and open outlook and a wonderful sense of space and privacy.

The first floor comprises three well-proportioned double bedrooms, one with an ensuite and a separate family bathroom. The top floor is dedicated to a fantastic principal bedroom suite, with excellent built-in storage and an en-suite bathroom. From the upper floors there are incredible, far-reaching views across South Park and the surrounding treetops.

Positioned on the ever-popular Hugon Road, the property is within easy walking distance to Parsons Green, Wandsworth Town and Imperial Wharf stations. Conveniently located for access to an array of shops, bars and restaurants on Wandsworth Bridge Road as well as a short distance from a number of fantastic schools in the area including Lycee Francais Ecole Marie D'Orliac and Thomas' Fulham.







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. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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