



STANFORDS

Wellmeadow Road, London  
£1,250,000



# Wellmeadow Road

## London

Offered to the market with no onward chain, this impressive five-bedroom family home is located on the sought-after Corbett Estate and provides an abundance of flexible living space across three floors. Meticulously extended and thoughtfully modernised, the property spans approximately 2,630 square feet, making it ideal for large families or those seeking generous accommodation. The ground floor welcomes you with a spacious entrance hall leading to a contemporary kitchen which flows through to the expansive open-plan lounge/dining area enjoys an abundance of natural light. A separate formal reception room makes for a great space to unwind. There's also a handy utility room and downstairs WC. Upstairs, five well-proportioned bedrooms are served by three modern bathrooms, including a luxurious principal suite with en-suite and walk in wardrobe. Plenty of storage can be found in the eaves and the cellar whilst the house benefits from a large driveway.

The west-facing rear garden is a true highlight of this home, offering a tranquil outdoor retreat that is perfect for both relaxation and entertaining. Carefully landscaped and well maintained, the garden features a generous patio area for al fresco dining, as well as a lush lawn bordered by mature shrubs and planting, providing both privacy and greenery. The orientation ensures plenty of afternoon and evening sunlight, making it an inviting space for summer gatherings or quiet evenings outdoors.

Situated just 0.6 miles from Hither Green Station, this home offers excellent transport links into central London, as well as easy access to local parks, highly regarded primary schools, and a variety of amenities. This exceptional family residence combines substantial internal space with outstanding outdoor areas, making it a rare opportunity in a highly desirable location.

- No Onward Chain!
- Corbett Estate
- Extended 5-Bed Family Home
- West Facing Garden
- Cellar & Driveway
- Total Area: 2,630sqft.
- 0.6mi to Hither Green Station





## GROUND FLOOR

### Porch

### Entrance Hall

Tiled floor, radiator, stairs leading to the first floor, access to Basement.

### Reception Room

17' 8" x 12' 0" (5.38m x 3.66m)

Bay window to front, coving, picture rail, wall mounted 'gas' fire, carpet, radiators.

### Kitchen

26' 9" x 12' 3" (8.15m x 3.73m)

Range of fitted wall and base units with large central island and breakfast bar, Integrated appliances include; double oven, combi microwave, 5 ring gas hob with ceiling mounted extractor, dishwasher, American fridge freezer, tiled floor, downlighters, bay window to front, open to rear reception.

### Lounge/Dining Room

14' 8" x 29' 11" (4.47m x 9.12m)

Full width panelled glazing overlooking garden, skylights, tiled floor with underfloor heating.

### Utility Room

Fitted units and work surfaces, space for washing machine and tumble dryer.

### WC

Low level WC, wash hand basin, tiled splashbacks.



## FIRST FLOOR

### Landing

Window to rear, carpet, radiator, further stairs to first-floor landing.

### Bedroom

13' 0" x 10' 8" (3.96m x 3.25m)

Pendant ceiling light, double glazed sash bay window to front, radiator, fitted carpet.

### Bedroom

13' 0" x 12' 6" (3.96m x 3.81m)

Pendant ceiling light, double glazed sash bay window to front, radiator, fitted carpet.

### Walk in Wardrobe

Window to front, carpet, fitted shelving and hanging rails.

### En-suite

Large walk in shower, twin basins, WC, towel rail, tiled walls, tiled floor.

### Bathroom

Family bathroom, with double-ended bath, fixed washbasin with vanity unit, WC and separate shower unit, partially tiled walls, fitted wall mirror, tiled floors.

### Bedroom

Pendant ceiling light, double glazed sash window to rear, radiator, fitted carpet.

## SECOND FLOOR

### Bedroom

16' 9" x 10' 11" (5.11m x 3.33m)

Skylight, inset spotlights, double glazed window to rear, radiator, fitted carpet.

### Shower Room

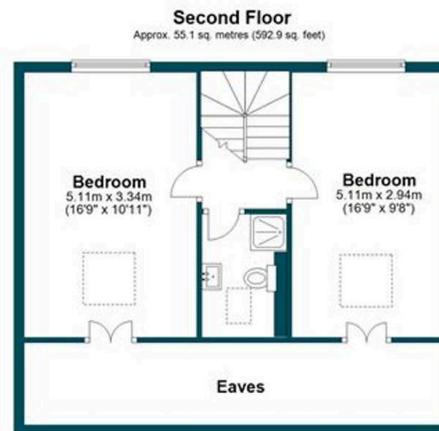
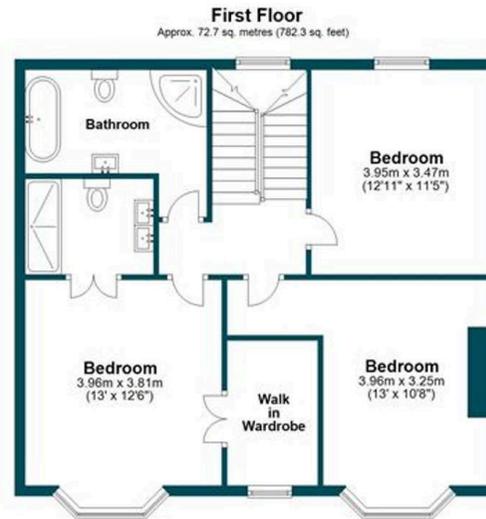
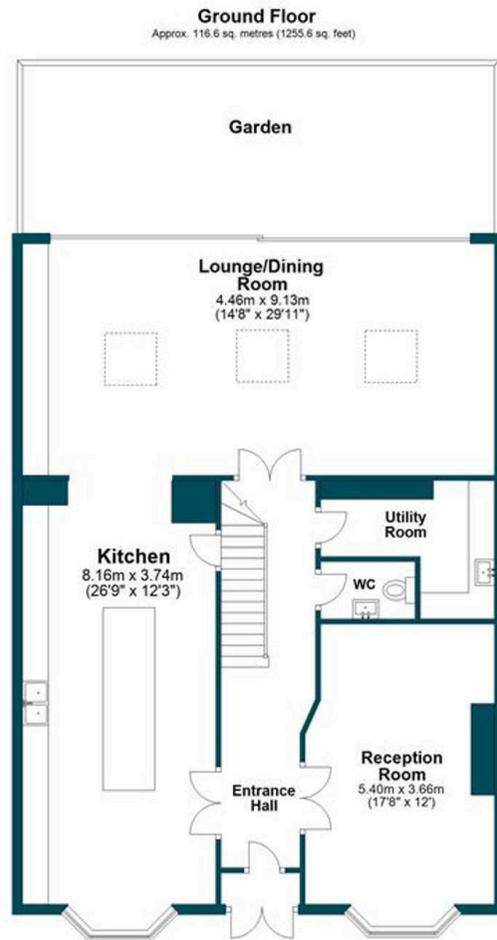
White shower suite with enclosed shower unit, WC and pedestal wash hand basin, partially tiled, tiled floors, towel rail.

### Bedroom

16' 9" x 9' 8" (5.11m x 2.95m)

Skylight, inset spotlights, double glazed window to rear, radiator, fitted carpet.





Total area: approx. 244.4 sq. metres (2630.8 sq. feet)

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at time of marketing.  
Plan produced using PlanUp.





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