

## Dora Road, Wimbledon SW19 7JT



### Guide Price £1,899,950 Freehold

Located on one of Wimbledon's most desirable residential roads, this charming semi-detached period home offers spacious interiors, high ceilings, and excellent potential to extend to the rear and into the loft (subject to consent). Existing plans for a loft conversion (Merton Planning Portal 14/P4614) illustrate the possibilities for further development, though these are now out of date, they clearly show the potential. The property features a generous entrance hallway, cloakroom, two principal reception rooms, and a beautifully crafted Smallbone kitchen (with utility area), which is open-plan to a light-filled conservatory/orangery overlooking the stunning mature garden. Upstairs, there are four well-proportioned bedrooms and a family bathroom. Additional benefits include a low-maintenance front garden, off-street parking, and a versatile storage room off the hallway—ideal for bikes, golf clubs, and luggage. The home is ideally positioned between Wimbledon Village and the town centre, with Wimbledon Park's District Line station and local shops within easy reach. Council tax band G (Merton).

- Beautiful period house
- Four bedrooms
- Period style family bathroom
- Two reception rooms
- Smallbone kitchen
- Custom built conservatory
- Cloakroom, utility & storeroom
- Mature garden
- Off-street parking
- Scope to extend subject to planning consents

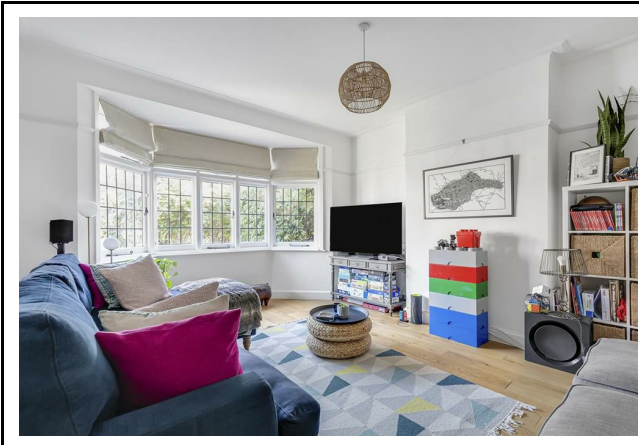
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

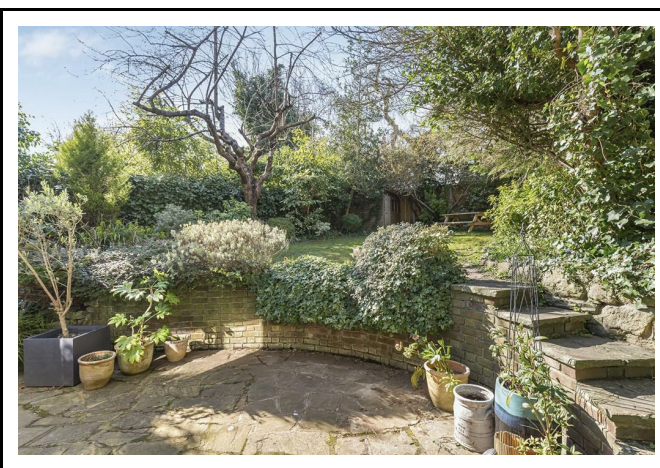
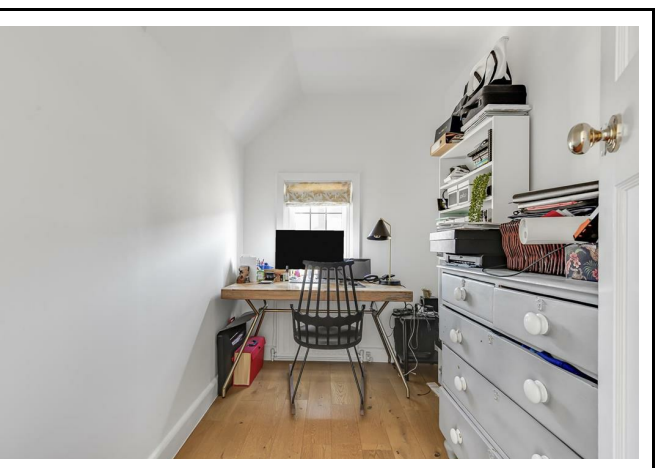
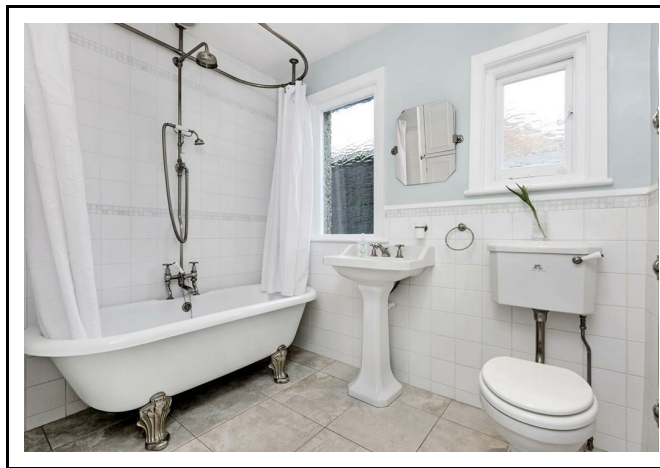
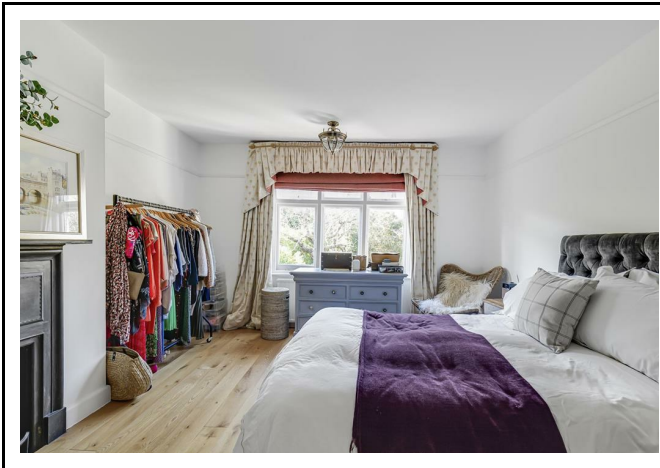


**Location:**

The property is located in a much sought after family orientated residential road with good access to Wimbledon Village which boasts an exclusive range of shops, boutiques and restaurants. Wimbledon Station and Town Centre are easily accessible and provide regular train services into London. The A3 provides access to the M25 and other major road networks. The property is also well located for Wimbledon's highly regarded schools.









# Dora Road

Approximate Gross Internal Area = 1704 sq ft / 158.3 sq m

(Excluding Reduced Headroom)

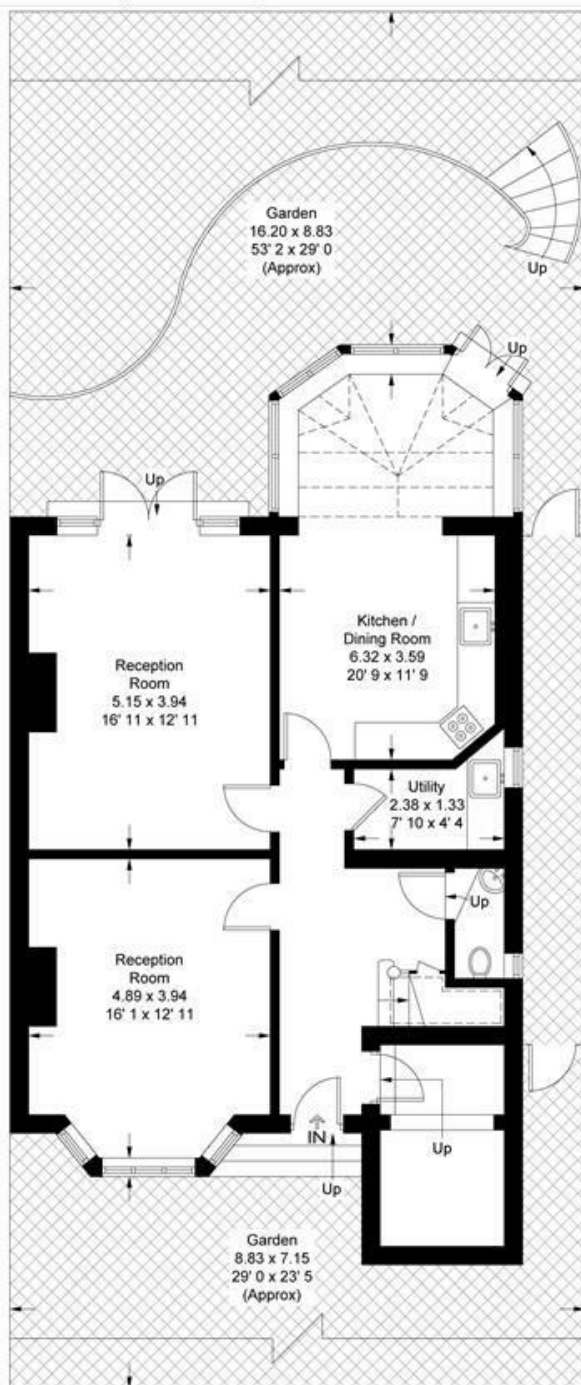
Reduced Headroom = 13 sq ft / 1.2 sq m

Total = 1717 sq ft / 159.5 sq m



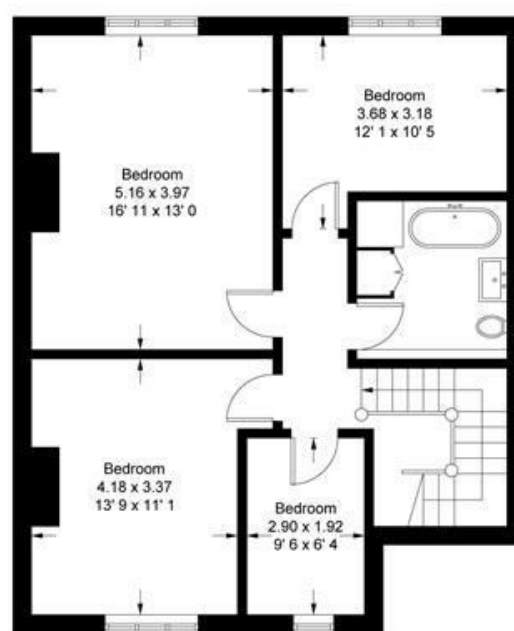
**andrew scott  
robertson**

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**Ground Floor**  
955 sq ft / 88.7 sq m  
(Including Reduced Headroom)

= Reduced headroom below 1.5m / 5'0"



**First Floor**  
762 sq ft / 70.8 sq m

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



EPC Rating E  
Council Tax: G

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