



Dora Road, Wimbledon **SW19**





The Property

Nestled on one of Wimbledon's popular tree-lined residential roads with elevated southerly views, this exceptional five bedroom, two bathroom Edwardian family home has been lovingly updated throughout, blending thoughtful architecture with an elegant interior finish.

The striking period facade is complemented with ample off-street parking and an inviting entrance hall sets the scene.

The heart of the home lies in its expansive full width, rear aspect, light-filled open-plan kitchen entertaining area, opening on to the south east facing garden. The centrepiece is the superb kitchen where sleek contemporary cabinetry, high-spec integrated appliances and a granite-topped island combine style and functionality. This flows seamlessly into a welcoming seating and informal dining area, offering uninterrupted views of the secluded rear garden.

The ground floor accommodation includes two stylish reception rooms, a separate utility room with side access, a WC and a handy storage area.

Spread across the first and second floors are five well proportioned, bright and airy bedrooms, including an impressive rear aspect principal suite with stunning views, plenty of fitted wardrobe space and a beautiful ensuite with separate bath and shower enclosure. An additional family bathroom serves the remaining bedrooms and also benefits from a separate bath and shower enclosure, ensuring comfort and convenience for family and guests alike.

To the rear, the south east facing garden offers a tranquil outdoor retreat, perfect for al fresco dining or unwinding after a busy day.

This home represents a rare opportunity to acquire a showpiece property in Wimbledon's most sought-after enclave. Combining architectural brilliance, luxurious interiors, and an unbeatable location, it is perfectly suited to modern family living.





Location

Dora Road is a quiet and attractive tree-lined residential road in a highly desirable location, near to the wider amenities of Wimbledon Village and Wimbledon Town Centre. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes. Wimbledon Park Station (0.3 miles) offers the District Line to central London and Wimbledon Station (0.7 miles) is the only London station with interchange between Rail, Underground, Tramlink and Thameslink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both London Heathrow and London Gatwick airports. Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.



Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools. Bishop Gilpin Primary School is nearby and notable independent institutions include Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.

Guide Price: £2,750,000

Tenure: Freehold

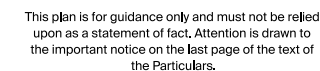
Local Authority: London Borough of Merton

Council Tax Band: G

EPC: D



Approximate Gross Internal Area = 261.9 sq m / 2820 sq ft
Storage = 40.0 sq m / 430 sq ft
Total = 301.9 sq m / 3250 sq ft



I would be delighted to tell you more
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