

KENILWORTH AVENUE

Wimbledon, SW19



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An impressive semi-detached Victorian home with a large garden, double garage and gated driveway in a sought-after residential street in Wimbledon.



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Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £2,500,000





ABOUT
THE PROPERTY

Situated on one of the area's most sought-after residential roads, this impressive five-bedroom semi-detached family home offers over 2,800 sq ft of elegant living, together with a substantial rear garden, detached garage and private gated driveway.

The ground floor of this handsome Victorian house provides excellent entertaining and family space, comprising a generous bay-fronted double reception room with impressive ceiling heights of 3.10 meters. This magnificent room has two fireplaces, ornate original cornicing and a gorgeous sun room which floods the room with natural light and has French doors leading down to the garden. The ground floor also boasts a spacious entrance hall and steps lead down to a bright dual-aspect and open-plan kitchen/dining room extending to over 24ft in length with direct access to the garden.



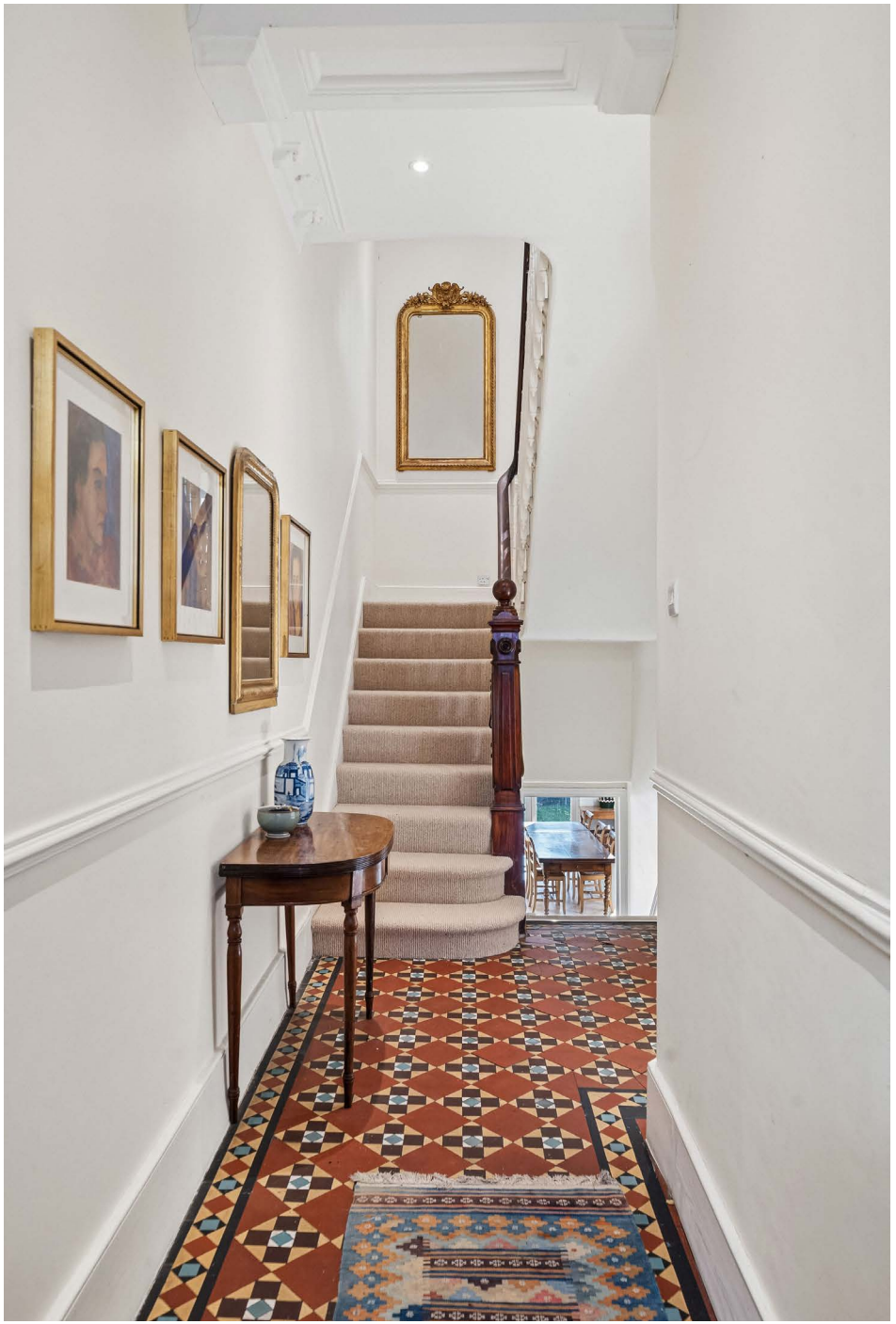






The lower ground floor offers further versatile accommodation, currently arranged as a cosy snug, but also ideal as a media room, guest suite, home office or teenager's retreat. In addition there is a utility room and guest WC.

On the first floor there are three well-proportioned double bedrooms, one of which has an ensuite bathroom, and a separate shower room, while the second floor provides two further bedrooms and an additional bathroom featuring a walk in shower and a roll top bath tub. On the top floor there are several eaves access to take advantage of for extra storage and the rear bedroom has stunning far reaching views.









Kenilworth Avenue is a quiet and attractive tree-lined residential road in a highly desirable location, close to the local shops of Leopold Road and the wider amenities of Wimbledon Village and Wimbledon Town Centre. Wimbledon offers a quality of life more akin to the country than London, with easy access to the High Street, Village and Common. The area features handsome Georgian, Edwardian and Victorian homes alongside many green open spaces, including Wimbledon Common and Wimbledon Park. Wimbledon Station, with National Rail, Underground and Tramlink services, provides fast connections to central London, while Wimbledon Park Underground is also nearby. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafés.

Renowned for its commitment to educational excellence, the area boasts a world-class reputation for its schools, with notable independent institutions including King's College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.





Externally, the property benefits from a beautifully manicured rear garden leading to a detached double garage with vehicle access via a private driveway. To the front, there is an attractive garden and useful side access.







Approximate Gross Internal Area | Main House = 2,564 sq ft / 238.16 sq m / Garage = 256 sq ft / 23.75 sq m
Total = 2,820 sq ft / 261.91 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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