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QUEENSMERE ROAD

Wimbledon, SW19



QUEENSMERE ROAD

A spacious and contemporary five-bedroom townhouse for sale, ideally positioned in a highly desirable location close to the open spaces of Wimbledon Common.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

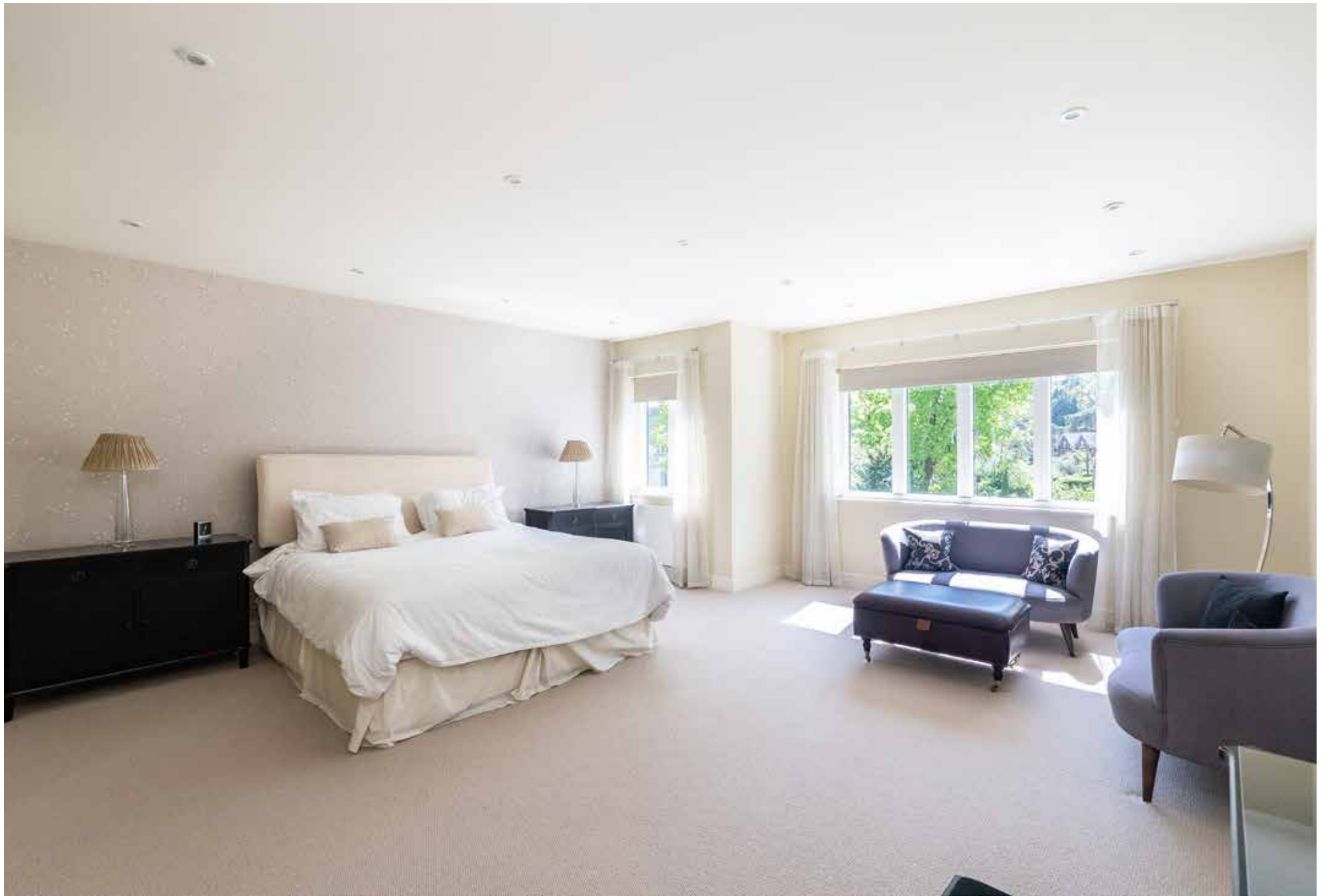
Guide Price: £2,400,000



ABOUT THE PROPERTY

This outstanding contemporary semi-detached townhouse is discreetly set back from the road behind private security gates, with a two-car driveway. Arranged over four floors, the property provides expansive living and entertaining accommodation. A welcoming, deep entrance hallway incorporates a guest cloakroom. To the front is a versatile reception room or study with a balcony, while to the rear is a striking drawing room featuring double doors opening onto a large glass-sided balcony with attractive green views across the garden and beyond. The lower ground floor is thoughtfully arranged with a family/media room, two storage rooms, a plant room and a utility room to the front. To the rear lies a stunning contemporary kitchen, fitted with a wide range of bespoke units, integrated appliances and a generous central island/breakfast bar. This level also accommodates a dining and seating area, all enjoying views over the garden. Two sets of full-height sliding glass doors lead out to a beautifully landscaped, south-facing garden extending to approximately 97 ft. The garden is arranged with a seating terrace, steps rising to a dining area and a lawn beyond.











The principal bedroom suite occupies the first floor and features two dressing areas and a luxurious en suite bathroom with twin basins. This floor also includes a further double bedroom with fitted wardrobes.

The top floor comprises an impressive guest suite with a stylish en suite bathroom, along with two additional double bedrooms. All bedrooms on this floor feature fitted wardrobes, are served by a well-appointed family bathroom and two of the three bedrooms are air-conditioned.

Further benefits include off-street parking, an EV charging point, video entry system, CCTV and security gates.







Approximate Gross Internal Area - Lower Ground Floor = 303.1 sq m / 3263 sq ft
 Reduced Headroom = 1.5 sq m / 16 sq ft
 Total (Excluding Shed) = 304.6 sq m / 3279 sq ft

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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