



ARTERBERRY ROAD

Wimbledon, SW20



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Elegant four-floor living, featuring exceptional entertaining space, a bespoke kitchen, landscaped garden and luxurious and high-specification finishes throughout.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £3,750,000



## ABOUT THE PROPERTY

This impressive semi-detached family residence is arranged over four beautifully appointed floors, offering a wonderful sense of space and refined, contemporary living throughout. The ground floor provides an excellent balance of formal and informal entertaining space; this floor also benefits from an office, perfect for home working. A well-proportioned sitting room lies to the front, while to the rear, an elegant reception room flows seamlessly onto a terrace overlooking the garden.

The first floor is centred around the principal suite, comprising a generous double bedroom, a well-appointed en-suite bathroom and a dressing room. Two further bedrooms and a family bathroom are also located on this floor. The second floor continues the strong accommodation, offering two additional bedrooms, both with en suite shower rooms.











The lower ground floor forms the true heart of the home, featuring a superb family kitchen, fitted with high-quality Miele appliances. This space opens directly onto the garden, where there is a charming dining terrace and hot tub area, ideal for entertaining and family living. A comfortable family room, together with a utility room and WC, further enhances the functionality of this floor.

The property is finished to a high specification throughout, including zoned underfloor heating and an integrated lighting system.



Externally, the garden extends to approximately 85 ft and is predominantly laid to lawn, complemented by mature trees providing privacy and greenery. To the front, off-street parking for two cars is available within a shared driveway, along with a video entry system connected to the remote-controlled gates.





Approximate Gross Internal Area = 397.1 sq m / 4275 sq ft  
 Storage = 8.91 sq m / 95 sq ft  
 Total = 406.01 sq m / 4370 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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