



HOLLAND AVENUE

Wimbledon, SW20



# HOLLAND AVENUE

A spacious light-filled family home set in a quiet cul de sac, offering excellent potential and a fantastic garden.



Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £1,300,000



## ABOUT THE PROPERTY

Tucked away at the end of a quiet cul-de-sac, this attractive semi-detached family home offers bright, generously proportioned accommodation with excellent potential to extend (STPP). Arranged over three floors, the house combines comfortable day-to-day living with exciting scope to create a larger home, thanks to the generous side plot. The ground floor features a welcoming entrance hall leading to an expansive double reception room with dual aspect and a modern breakfast room opening onto the garden, ideal for family life and entertaining. A fully fitted kitchen with peninsular seating, ground floor cloakroom and return to the hallway complete this level. The first floor provides three well-proportioned bedrooms and a family bathroom, while the second floor offers a further double bedroom with en-suite shower room. Outside, the property benefits from off-street parking, a side garage and a spacious private lawned garden.







Approximate Gross Internal Area = 179.4 sq m / 1931 sq ft  
 Garage / Storage = 12.9 sq m / 139 sq ft  
 Total = 192.3 sq m / 2270 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)

**Ross Jordan**

+44 20 3830 8634

ross.jordan@knightfrank.com

**Knight Frank Wimbledon**

58 High Street, London

SW19 5EE

**knightfrank.co.uk**

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