



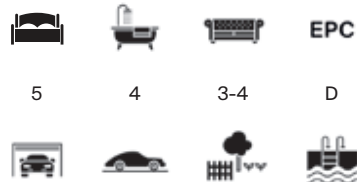
ALMER ROAD

Wimbledon, SW20



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A beautifully appointed detached family home for sale spanning over 3,600 sq ft, set within the stunning landscaped gardens with swimming pool and lift access throughout.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

Guide Price: £3,750,000



ABOUT THE PROPERTY

Occupying a generous plot on one of the Drax Estate's most sought-after roads, this substantial five-bedroom detached family home extends to over 3,600 sq ft, with principal rooms enjoying attractive views across the beautifully landscaped gardens. An impressive reception hall with elegant wood panelling, a striking open fireplace and galleried feel creates a welcoming first impression. To the rear, a superb 22 ft reception room provides excellent entertaining space, with double doors opening onto the garden and an abundance of natural light. A formal dining room connects seamlessly to the kitchen and enjoys garden views. The kitchen/breakfast room is fitted with high-quality units and integrated appliances, including a Miele oven, Siemens oven with warming drawer, wine fridge and gas hob. A central island adds preparation and storage space, while the adjoining breakfast area overlooks the flower-lined pathway and manicured gardens beyond.











In addition to the main reception spaces, there is a generous study situated on the ground floor, adjacent to a shower room, making it perfectly suited as a home office, guest suite or accommodation for an au pair. A practical utility room and guest cloakroom further enhance the functionality of the house. The first floor is arranged around a spacious landing and comprises five well-proportioned bedrooms. The principal suite enjoys peaceful views over the rear garden and benefits from a dedicated dressing room and a luxurious en suite bathroom with separate shower. A second bedroom also features its own en suite shower room, whilst the remaining bedrooms are served by a well-appointed family bathroom, bringing the total accommodation to three bathrooms. A lift services both floors, offering ease of access throughout the property. The mature rear garden is a particular highlight, providing a private and picturesque setting for family life and entertaining. Beyond the house sits an impressive outdoor swimming pool with associated changing facilities, creating a wonderful leisure space rarely found in the area. The property also benefits from a garage and additional storage, completing this exceptional family residence.







Approximate Gross Internal Area: Ground Floor = 175.9 sq m / 1893 sq ft | First Floor = 137 sq m / 1475 sq ft
 Garage = 17.2 sq m / 185 sq ft | Store 5.2 sq m / 56 sq ft
 Total = 335.3 sq m / 3609 sq ft (Excluding Changing Room / Void)

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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