



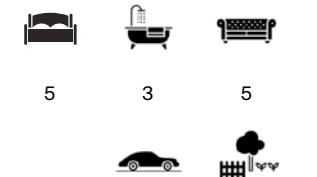
ERNLE ROAD

Wimbledon, SW20



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Five bedroom, four bathroom detached character house for sale in
Wimbledon Village with views over Cannizaro Park.



Local Authority: London Borough of Merton

Council Tax band: H

Tenure: Freehold

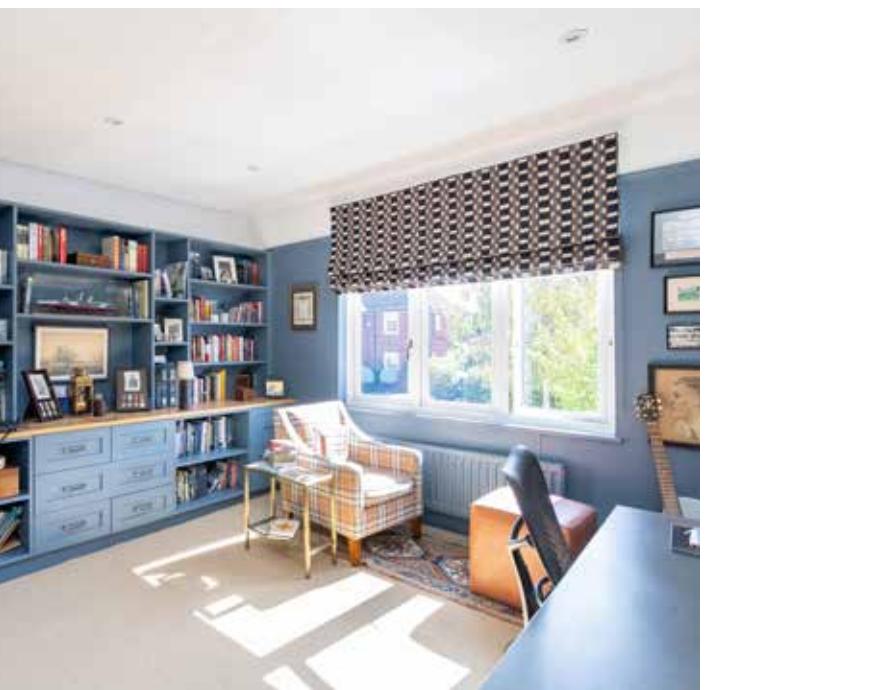
Guide Price: £3,850,000



ABOUT THE PROPERTY

Positioned moments from Wimbledon Common and with views onto Cannizaro Park, this beautifully appointed five bedroom, four bathroom detached period home combines character, craftsmanship and modern specification to create an outstanding family residence.

The ground floor offers a wonderful flow of space, with a striking kitchen linked to a generous rear aspect reception opening on to a lovely balcony. Two additional receptions to the front add versatility and there is a separate utility room and an integral garage / storage area to add further practicality.





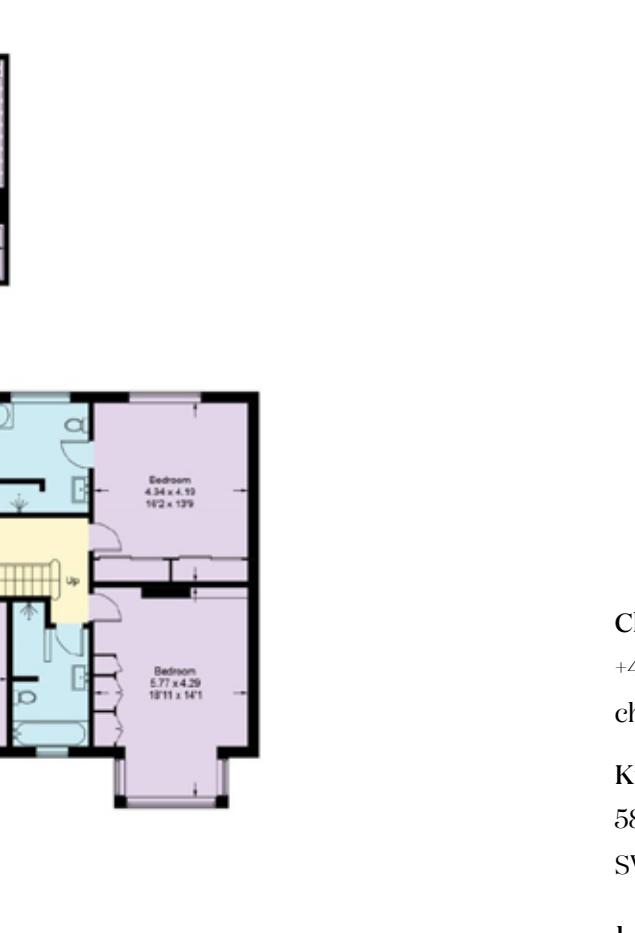
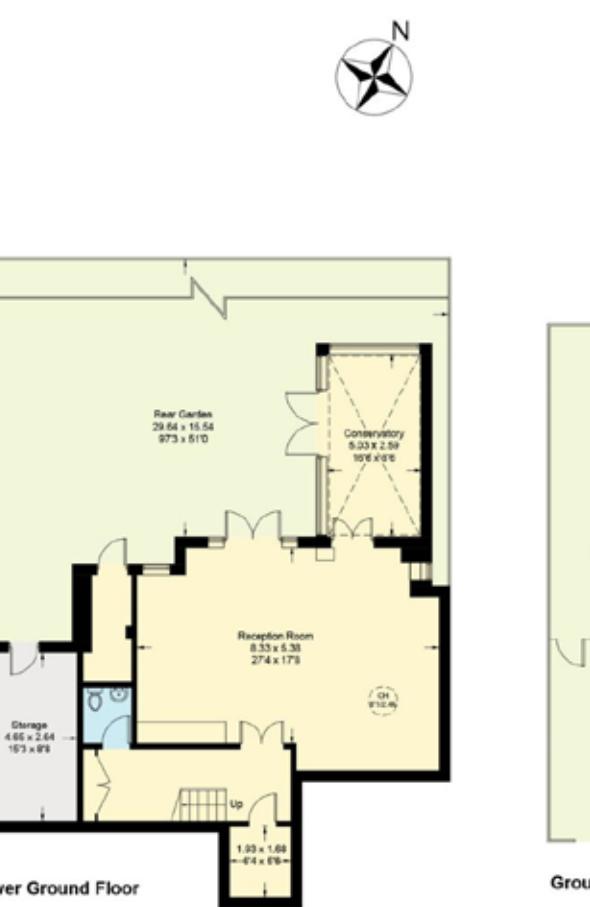


Spread across the upper floors are five well proportioned, bright and airy bedrooms, including an impressive principal suite looking out to Cannizaro Park with a sleek en-suite leading through to an ample fitted dressing room. There is a guest suite on the first floor, an additional suite spanning the entire top floor and a family bathroom on the first floor.

A spacious reception room on the garden level connects seamlessly with the private rear garden and adjoins a conservatory designed to maximise natural light.

Outside, the north-west facing garden is a delight, with paved dining terraces and a well-kept lawn. Additional garden storage is cleverly built beneath the house, while there is ample off-street parking to the front.





Approximate Gross Internal Area = 388.4 sq m / 4181 sq ft / Reduced Headroom = 5.3 sq m / 57 sq ft
 Garage = 7.2 sq m / 77 sq ft
 Total = 400.9 sq m / 4315 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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