



St. Mary's Road, Wimbledon Village, London SW19



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SW19

A beautifully finished modern six bedroom detached house with a separate one bedroom annex in Wimbledon Village. St Mary's Road is a sought-after road that is convenient for Wimbledon Village, with its wide selection of fashionable shops and restaurants, the Common with its acres of woodland walks and Wimbledon town with its shopping facilities, mainline station and tube links. There are excellent schools in the area, both in the private and public sectors, and a wide range of recreational activities are available such as golf, tennis and fitness clubs. The A3 is close by with its direct route into central London and connections to the M25 network for Heathrow and Gatwick airports.



Tenure: Available freehold

Local authority: London Borough of Merton

Council tax band: H



Well located on a residential street close to Wimbledon Village and offering easy access to Wimbledon Town, this stunning modern home has been beautifully finished and offers well-balanced family space.

Briefly comprising on the ground floor, a large main entrance hallway with a study and a main reception room at the front of the house. The main reception room boasts a feature fireplace and bay window. At the rear is an enormous kitchen/family room. The kitchen benefits from high-spec integrated appliances, stone worktops and a large kitchen island with breakfast bar.

The room includes space for dining and family living space around the fireplace, while at the rear is a fully glazed temperature-controlled walk-in wine cellar. Double bi-folding glass doors open out the rear garden.

Additionally, there is a spacious and well-equipped utility room and opulent guest WC.

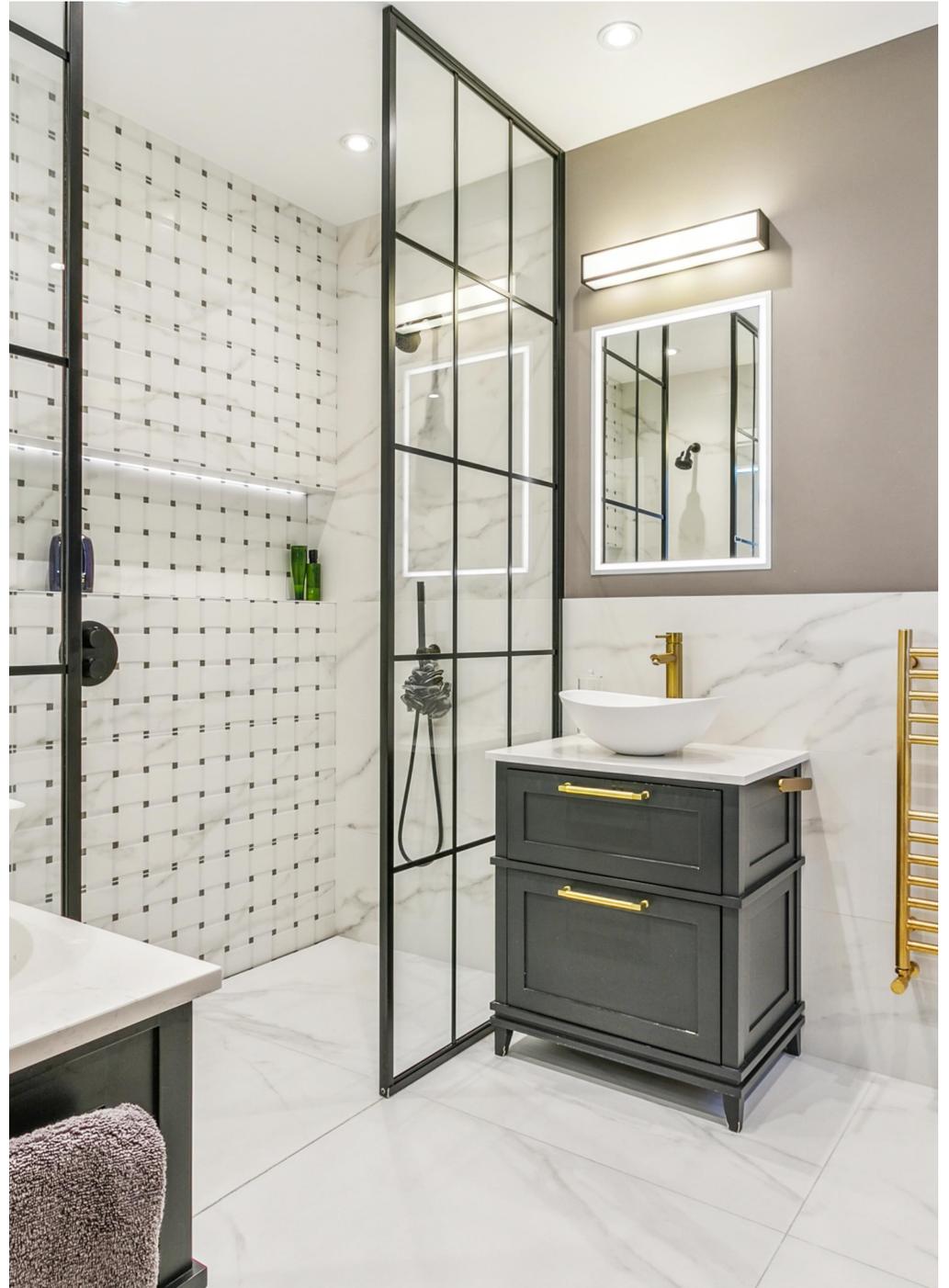
On the first floor, the spacious principal bedroom suite has walk-around built-in cupboards and a beautifully finished bathroom suite with double walk-in shower and free-standing bath. There are three double bedrooms with built-in storage and en suite bathrooms.

On the top floor is an additional fifth double bedroom with en suite shower room, linen cupboard, a large playroom/games room and utility room.

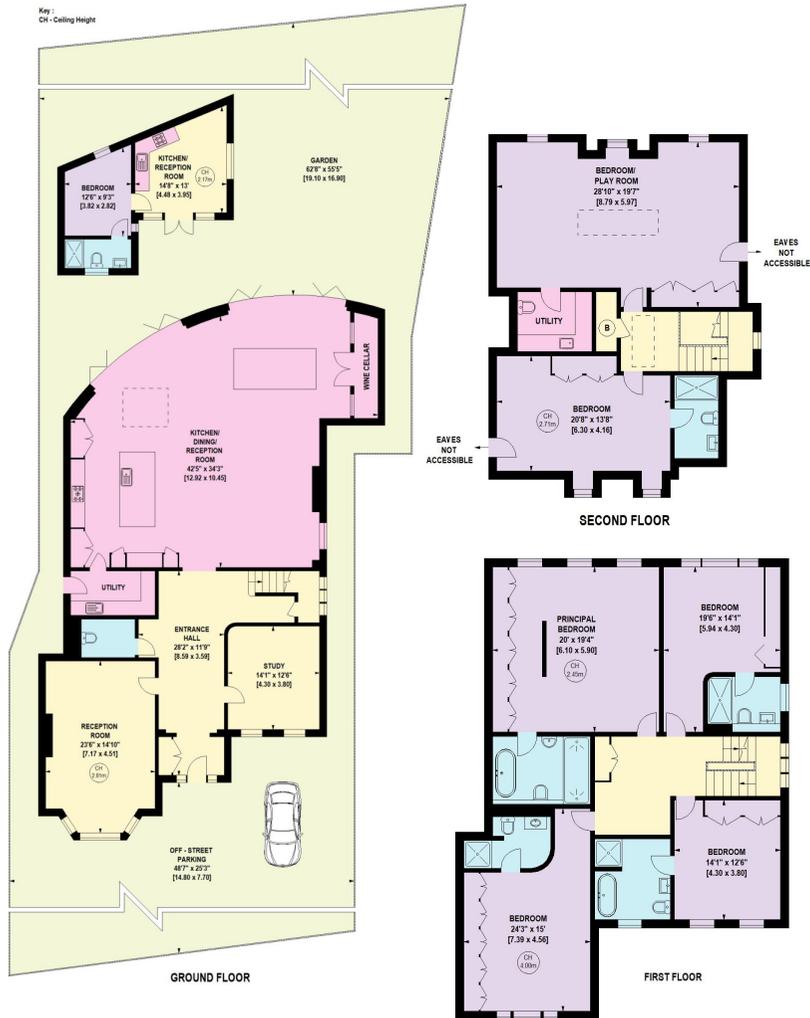
Externally to the rear, there is a fully detached one-bedroom annex with a kitchen/reception room and en suite shower room, which would be ideal as a guest annex, home office or gym. The garden has been finished with artificial turf and also boasts a built-in hot tub and outdoor kitchen/BBQ area.

At the front is gated off-street parking for four to five cars.









**Latimer House,
St. Mary's Road, Wimbledon Village, SW19**

Approximate Gross Internal Area : 481.04 Sq. metres
 (Including Garden House) 5178 Sq. feet
 Garden House Area : 27.50 Sq. metres
 296 Sq. feet



This plan is for guidance only and must not be relied drawn to the important notice on the last page of the text of the Particulars.

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