



Drax Avenue, London **SW20**

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## The Property

Nestled within the highly sought-after and exclusive Drax Estate, this captivating five-bedroom, three-bathroom detached Arts and Crafts residence exudes timeless charm and sophistication. Offering the perfect blend of elegant design and modern living, this enchanting family home boasts a secluded, south-east facing garden, providing a tranquil and sun-drenched retreat.

At the heart of the home lies an expansive, rear-aspect kitchen entertaining area with floor-to-ceiling sliding doors that seamlessly open onto the beautifully landscaped garden. This area serves as the ideal hub for family gatherings and stylish entertaining.

The ground floor also features two additional well-appointed reception rooms, offering versatile living spaces, and a handy attached garage.

Spread across the first floor are five well proportioned, bright and airy bedrooms with ample fitted wardrobes, including an impressive principal suite and vaulted ceilings.

**Guide Price: £3,500,000**

**Tenure: Freehold**

**Local Authority: London Borough of Merton**

**Council Tax Band: H**

**EPC: D**





## Location

Wimbledon offers a quality of life more akin to the country than London, and The Drax Estate is considered one of Wimbledon Village's most sought-after areas, offering easy access to the High Street and Common. The area includes Georgian, Edwardian and Victorian houses and many green open spaces, including Wimbledon Common and Wimbledon Park. At the heart of Wimbledon Village is a comprehensive range of boutiques, independent retailers, chic restaurants and cafes.

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877. Plenty of other leisure facilities abound, including riding stables, golf clubs, tennis courts and other sports clubs.

Wimbledon is the only London station with interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent with regular services to London Waterloo (19 minutes). Other options are provided by the District Line and also Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. The A3/M25 road network offers excellent access to both Heathrow and Gatwick airports.

Wimbledon is renowned for its commitment to educational excellence. The area boasts a world-class reputation for its schools, with notable independent institutions including Kings College School, Wimbledon High School, Putney High School, Wimbledon Common Prep and The Study Prep all within close proximity. These schools offer a top-tier education that attracts students from around the world, making Wimbledon a hub for academic achievement and intellectual growth.



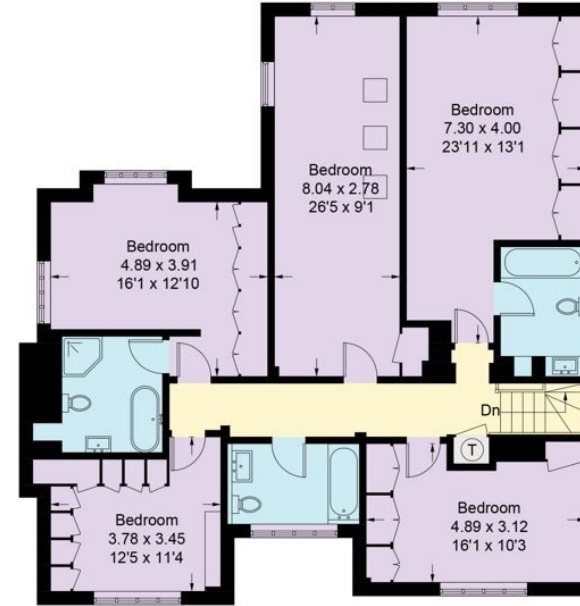






# Drax Avenue, SW20

Approximate Gross Internal Area = 248.0 sq m / 2669 sq ft



**Ground Floor**

**First Floor**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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