



Queensmere Road, Wimbledon **SW19**



The Property

This substantial five bedroom, three bathroom detached family house benefits from a stunning, South facing rear garden and has been refurbished and extended in recent years with underfloor heating on the ground floor, creating a wonderful blend of entertaining and family space.

Spread over only two floors and totalling roughly 4,000sqft, this fantastic home benefits from fabulous open-plan living, much of which leads with bi-fold doors to the wonderful garden. The house has been designed to maximise the amount of light entering the property with extensive glass doors and skylights to the rear.

The generous reception hall leads through to a spacious double reception and to the dining room, with the contemporary kitchen entertaining area beyond. The magnificent kitchen, designed by luxury bespoke kitchen designers SieMatic is extensively fitted with Miele appliances, incorporates a huge island unit and leads to a separate utility room.

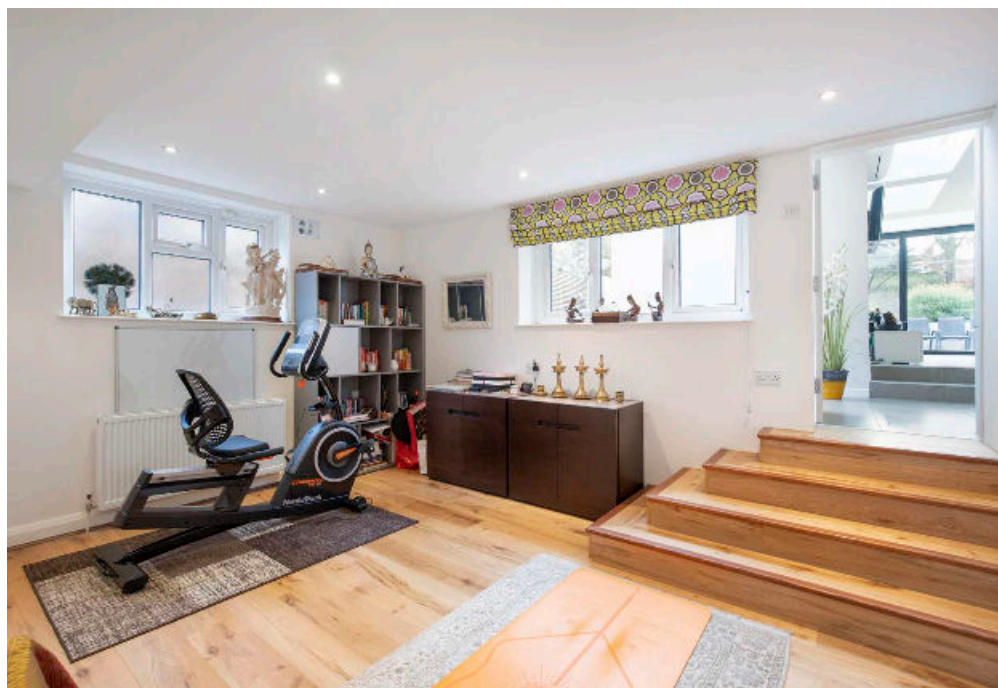
There is also a front aspect family room and a gym (that used to be set up as a nanny annexe) as well as a garage / storage area. Air conditioning is installed throughout the ground floor as well as the principal bedroom suite.

Spread across the first floor are five well proportioned, bright and airy bedrooms including an impressive principal bedroom suite which overlooks the gardens and benefits from a dressing room and stylish en suite bathroom with a separate bath and shower enclosure. There is an additional guest suite and also a family bathroom.

Subject to the usual consents, there is potential to create the large loft space above to add further bedrooms or a games room.

The secluded South facing rear garden is bright and sunny with a large terrace leading onto the lawn and extending to some 113'. To the front, there is gated off-street parking and the house is well positioned on the plot, set well back from this popular residential road.





Location

Wimbledon offers a quality of life more akin to the country than London, and Queensmere Road also provides easy access to the High Street and 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.

Southfields Underground (0.9 miles) is nearby for the District line into central London and Wimbledon (1.7 miles) 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 93 bus offers 24-hour access to Wimbledon as well as both Putney and Wimbledon Mainline and District Line stations and 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 nearby.

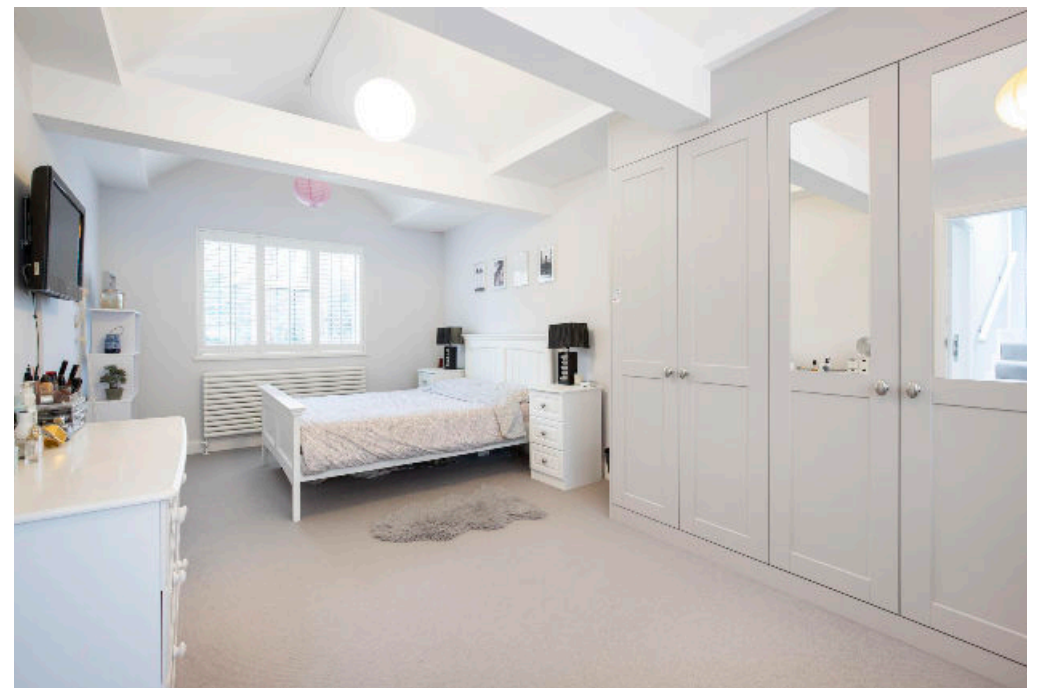
Guide Price: £3,500,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: H

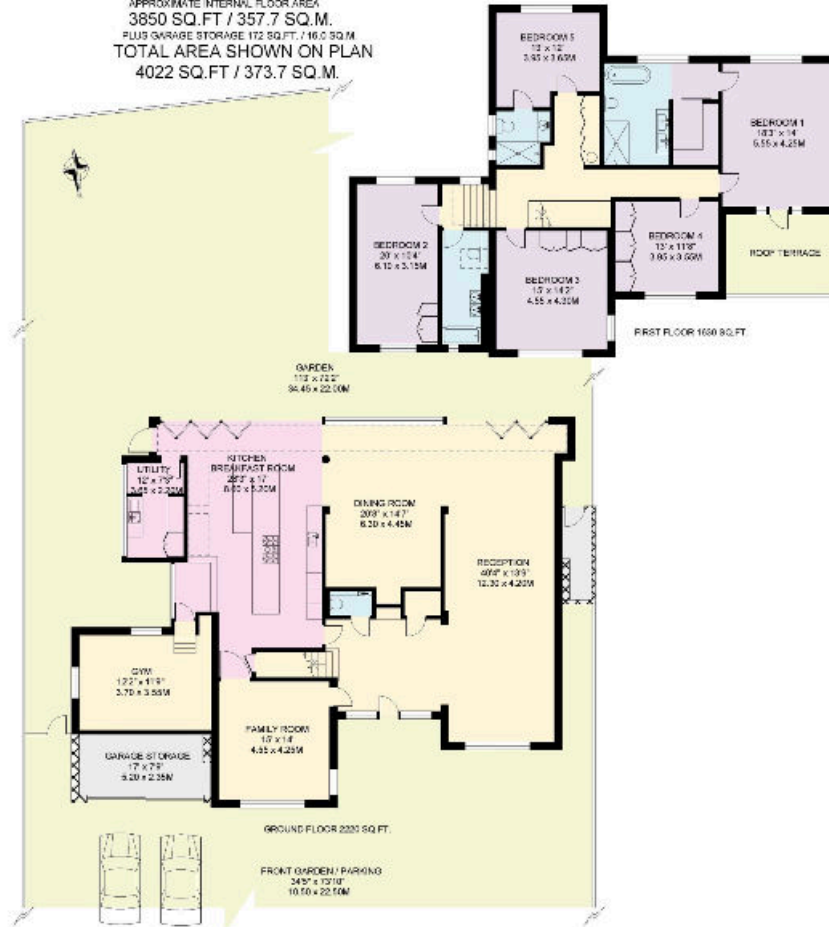
EPC: D







QUEENSMERE ROAD
WIMBLEDON SW19
APPROXIMATE INTERNAL FLOOR AREA
3650 SQ.FT / 337.7 SQ.M.
PLUS GARAGE STORAGE 112 SQ.FT. / 10.2 SQ.M.
TOTAL AREA SHOWN ON PLAN
4022 SQ.FT / 373.7 SQ.M.



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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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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