



Delamere Road, Wimbledon **SW20**



The Property

A detached three bedroom character house with a south west facing rear garden for sale in West Wimbledon.

In close proximity to Raynes Park rail station, this lovely family home has a full width rear aspect kitchen entertaining area with an island as well as a front aspect reception room, downstairs WC, family bathroom and three well proportioned, bright and airy bedrooms. There is good storage throughout, high ceilings and a gas fireplace. Through the French doors in the kitchen is the private south west facing rear garden with artificial grass and a decked area for entertaining. To the front of the house in this popular residential area is a private paved area.

The loft has the potential to convert into a principal bedroom suite or two further bedrooms, subject to the usual consents.

Positioned at the end of Delamere Road, the front of the house has clear views down Southdown Road and is also within easy distance of Dundonald Park, Wimbledon Chase and the shops, bars and restaurants of Raynes Park, making this a fantastic place to call home.

In accordance with Section 21 of The Estate Agents Act 1979 (Declaration of Interest), please note that one of the sellers of this property is a Partner/ Employee at Knight Frank.

Guide Price: £925,000

Tenure: Freehold

Local Authority: London Borough of Merton

Council Tax Band: E

EPC: E





Location

Wimbledon offers a quality of life more akin to the country than London. 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.

Wimbledon (0.9 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. Raynes Park Rail Station is also nearby (0.5 miles).

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, Wimbledon Chase and Dundonald Primary School 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.

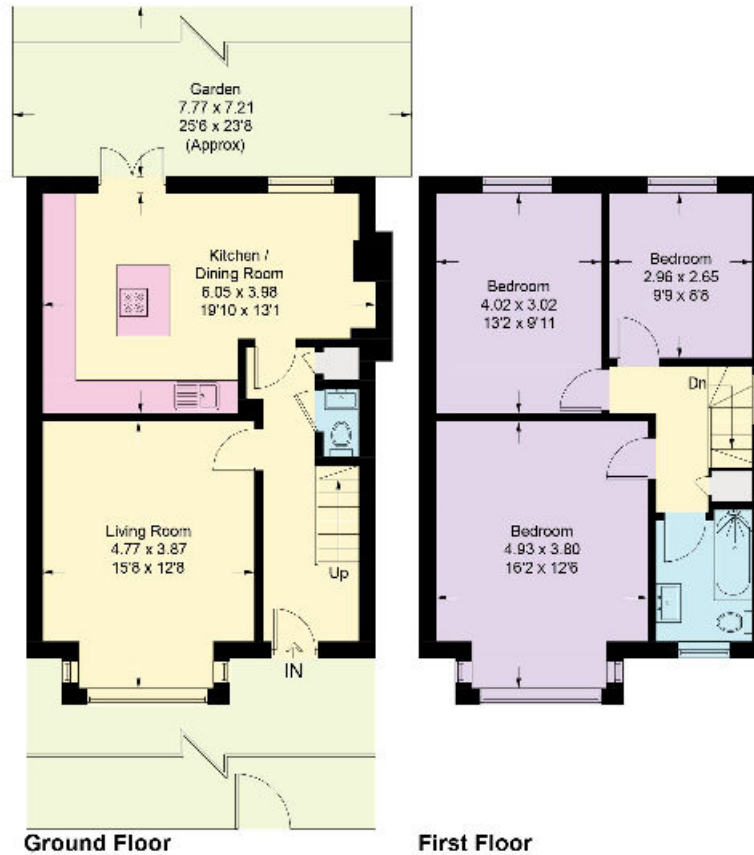






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Approximate Gross Internal Area = 98.5 sq m / 1060 sq ft



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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