



Ethelbert Road, London **SW20**



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Located on a popular tree-lined residential road in close proximity to Wimbledon Town Centre, this enchanting five bedroom semi detached 1920s family home offers plenty of living and bedroom accommodation and scope to extend and add value, subject to the usual consents.

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.



Guide price: £1,300,000

Tenure: Freehold

Local authority: London Borough of Merton

Council tax band: F



A welcoming entrance hall leads through to a dual aspect double reception and rear aspect kitchen, both of which open up on to the secluded rear garden.

Spread across the upper floors are four well proportioned, bright and airy bedrooms and a fifth bedroom, ideal as a work from home space. There are three bathrooms, with one en-suite, one family bathroom and a principal suite that spans the entire top floor of this enchanting family home.

There is space for a car to the front and the secluded rear Northwest facing garden is mainly laid to lawn and has a decking area, ideal for BBQ action, entertaining, and relaxing, as it captures the sunshine from lunchtime to early evening.

Highly regarded for its association with tennis, Wimbledon has hosted the oldest tennis championship in the world since 1877.

Wimbledon (0.7 miles) is the only London station with an interchange between rail, Underground and Tramlink services. Transport links to central London are fast and frequent, with regular services to London Waterloo (19 minutes). The District Line provides other options, including Thameslink to London Blackfriars and London St. Pancras International for the Eurostar. Wimbledon Chase Rail Station (0.4 miles) is also nearby.

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 as is the 'Outstanding' Ofsted Rated Wimbledon Chase Primary School. These schools offer a top-tier education that attracts students worldwide, making Wimbledon a hub for academic achievement and intellectual growth.







Approximate Gross Internal Floor Area 149 sq m / 1604 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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I 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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Particulars dated April 2024. Photographs and videos dated April 2024.

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