ROBERT HOLMES
& COMPANY

12 Ernle Road

Wimbledon, London, SW20 0HJ



A most attractive family house with generous, versatile and well-arranged accommodation and a wonderful garden in a highly regarded road near the Common and King's College School

£3,350,000

Freehold

- 3 Reception rooms
- Open plan kitchen/breakfast room
- Multipurpose garden room
- Conservatory
- Utility room and two cloakrooms
- 5 Bedrooms
- 3 Bath/shower rooms (2 e/s)
- Washroom/wc (2nd floor)
- Beautiful garden
- Off-street parking
- Bike store (formerly garage)

12 ERNLE ROAD, WIMBLEDON, LONDON SW20 0HJ

A most attractive detached family house set back from the road with generous and versatile accommodation over four floors. On the ground floor is the spacious central hall with reception rooms either side to the front. Through to the rear and across the width is the open plan kitchen and reception room with a deep bay window with a side door out to a lovely balcony terrace overlooking the mature garden and beyond to the trees of Cannizaro Park and the Royal Wimbledon Golf Course. The very smartly appointed kitchen has an extensive range of units incorporating ovens, hob and dishwasher, and the generous adjacent utility room offers additional kitchen space and direct access via a staircase to the garden. A guest cloakroom completes this floor, together with access to the former garage, now altered to provide storage for items such as bicycles and sports equipment. The garden level provides fantastic multipurpose space linking directly with the terrace and garden, ideal perhaps as teenage breakout space, or for fitness, games and leisure use, with a family cloakroom and extensive storage space. A conservatory off the main room offers yet more versatile space.

Upstairs, on the first floor are four well-proportioned bedrooms including the main bedroom suite arranged across most of the rear of the house overlooking the garden and beyond, with a large ensuite bathroom and a separate dressing room. One of these bedrooms is currently fitted out as a study. There are two further bathrooms on this floor, one of them en-suite. Upstairs, there is a very generous fifth bedroom with wash room/wc, and again extensive storage space.

Outside, the beautiful, mature rear garden extends to approx 90’ and has a wide terrace, ideal for outdoor entertaining, an extensive lawn and well-stocked flower and shrub borders. There are two large store rooms accessible from the rear terrace, and ample off-street parking to the front.

The property is within a short walk of the open spaces of the Common and is just over half a mile from the centre of Wimbledon Village with its variety of shops, restaurants, pubs and wine bars and there are fast and frequent train services to Central London from Wimbledon Town centre. The area abounds with a first-class selection of educational facilities including Kings College School which is within a few hundred yards walk and recreational facilities including tennis and fitness clubs, two golf courses and riding stables.



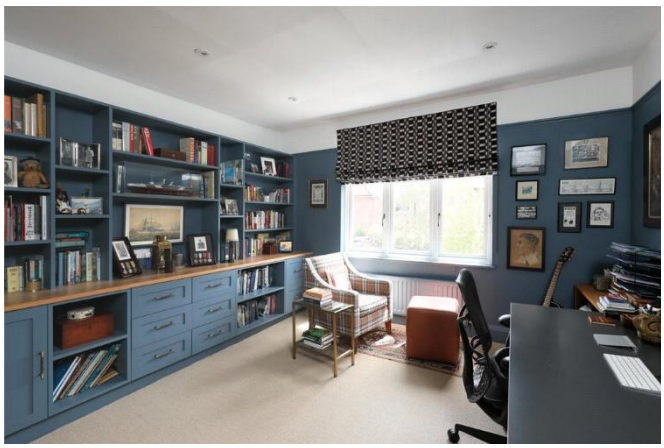
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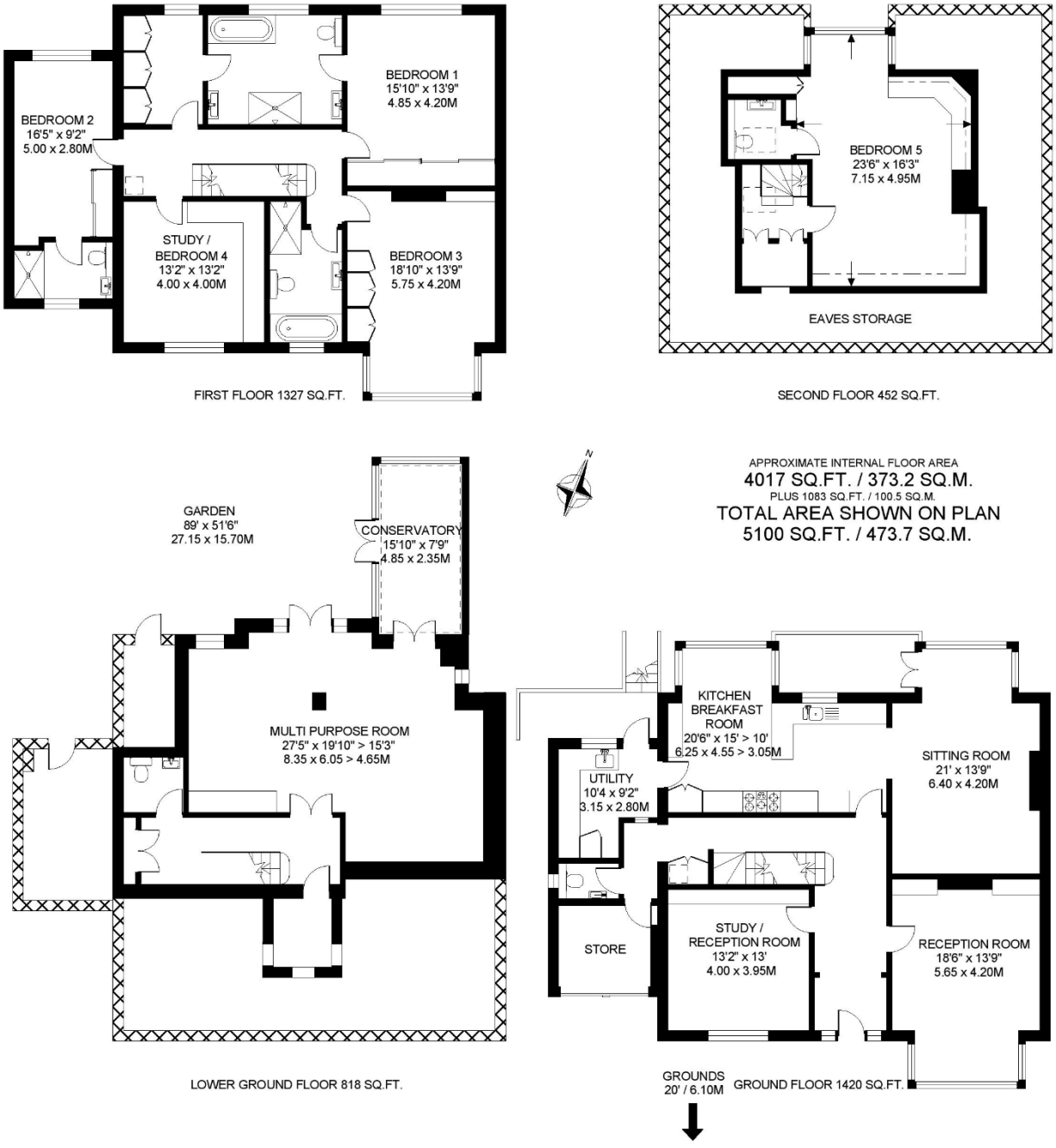






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Local Authority: Merton; Council tax band H; ER/D



VIEWINGS: By appointment through Robert Holmes & Co 020 8947 9833. Would you like to visit our website? www.robertholmes.co.uk. If you give us your e-mail address we will be able to send you immediate news of our latest instructions.

N.B. For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. All statements contained herein are made without responsibility and do not constitute part of an offer or contract. Measurements are approximate and should not be relied upon for carpets or furnishings. We have not carried out a survey, or tested the services, appliances or specific fittings.