

DENMARK AVENUE



Wimbledon
Homes



DENMARK AVENUE

WIMBLEDON

This immaculate 5 bedroom house has been the subject of total renovation, completed in 2017, and provides excellent family accommodation over 4 floors with far reaching views. The house incorporates the latest build technology whilst retaining the elegant charm of the period.

Denmark Avenue is a quiet, highly regarded road between Wimbledon Village and Town with all the amenities, fast transport links and proximity to good schools. Wimbledon Station, Town and the Common are all within a ten minute walk.

The lower ground floor benefits from over 3m high ceilings and the magnificent kitchen/dining room has a custom made Sola kitchen with built in storage, quality appliances by Miele and a Quooker water tap. There is a fully equipped utility room/boot room with a separate entrance, incorporating a washing machine, dryer and drying cabinet. Glass doors across the whole of the back open out onto the landscaped south west facing garden.

A separate reception room and cloakroom complete this floor.

On the raised ground floor are two exquisite reception rooms and on the first floor, a principal bedroom with ensuite bath/shower room and a further bedroom with ensuite shower room.

On the second floor are three more bedrooms and a family bathroom.

The house has underfloor heating on the lower ground floor and in all bathrooms, a built in sound system, double glazed windows, new floorboards and has been fully insulated (walls, floors and roof).

There is ample parking for 2-3 cars at the front.

High ceilings throughout

Magnificent kitchen/dining/reception room

Utility/boot room with separate entrance

3 further reception rooms

Principal bedroom suite with ensuite bath/shower room

4 further bedrooms

2 further bath/shower rooms, one ensuite

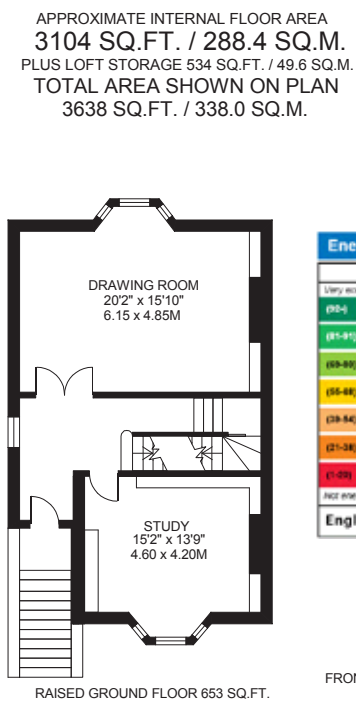
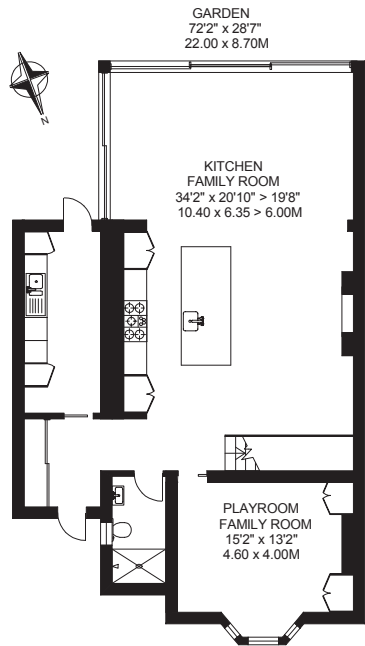
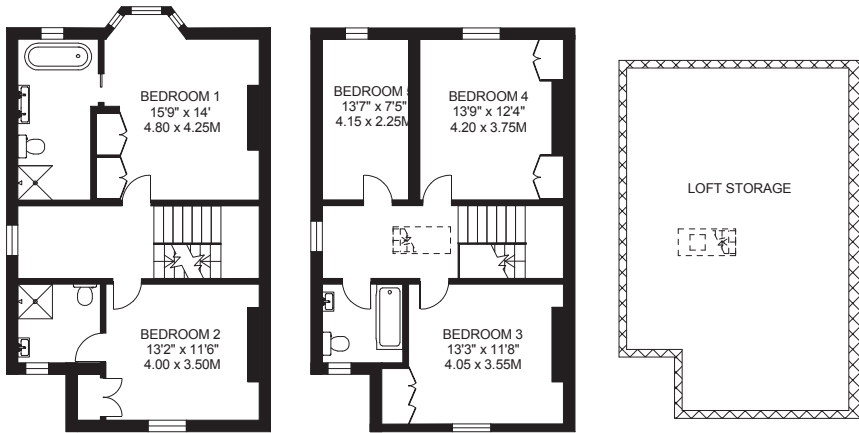
Large landscaped garden with shed

Off street parking for 2-3 cars/EV charging point

Built in sound system, underfloor heating, fully insulated, double glazed windows.

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APPROXIMATE INTERNAL FLOOR AREA
3104 SQ.FT. / 288.4 SQ.M.
 PLUS LOFT STORAGE 534 SQ.FT. / 49.6 SQ.M.
TOTAL AREA SHOWN ON PLAN
3638 SQ.FT. / 338.0 SQ.M.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(95-100) A		
(81-94) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive	2002/91/EC

FRONT GARDEN / DRIVEWAY
 36'2" x 28'7"
 11.00 x 8.70M

