

# Wimbledon Homes



**Kenilworth Avenue, Wimbledon, SW19**

**£7,950 per month** + fees

# Kenilworth Avenue, Wimbledon, SW19

An attractive and substantial five bedroomed semi-detached Edwardian family house with a sizeable sunny garden, situated in this popular tree lined residential road. The property is very well presented throughout, newly refurbished/decorated offering bright rooms with period features, high ceilings and timber floors.

Accessed via the generous marble floored entrance hall the large front reception/living room features moulded ceilings, an attractive fireplace and a beautiful large bay window bringing in afternoon sun. The versatile dining room with fireplace allows for lounge and dining seating and connects directly to the rear garden, as well as to the fully fitted modern kitchen with its stone topped breakfast area/island and new appliances including range cooker and American style fridge freezer.

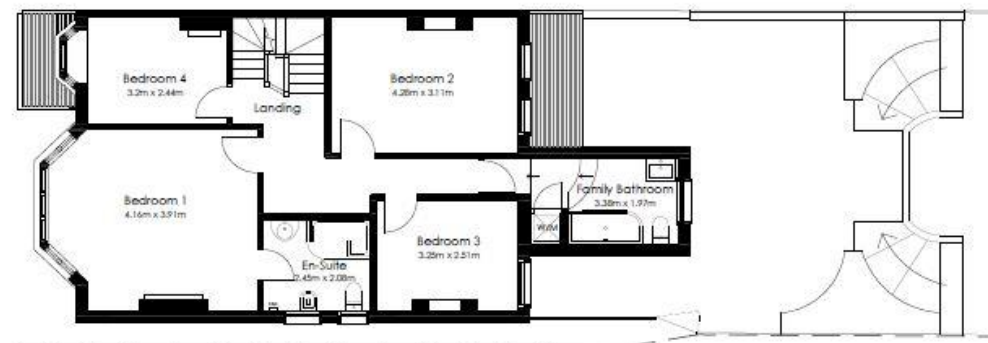
The house offers two study areas suited to today's living, one to the ground floor looking onto the sunny garden and a second peacefully located on the second floor. The newly carpeted original staircase leads to five good sized light bedrooms, the two large principals each having generous sized en-suite shower rooms with real stone finishes, as does the modern, light and fully fitted family bathroom with utility facilities.

A southerly aspect landscaped rear garden offers lawn, established planting, raised stone patio, water feature and lighting creating a lovely ambience day and night and the far-reaching views from the second floor to central London

- Freehold
- Entrance Hall with marble underfloor warm heating
- Guest Cloakroom
- Large front reception/Living room with high decorative ceilings, period fireplace and bay window aspect
- Dining room with fireplace and doors to garden
- Fully equipped Kitchen/ Breakfast Room
- Two Study Areas
- Utility area
- Five bedrooms
- 2 En-Suite Shower Rooms with marble and slate tiling
- Family bathroom with slate tiling
- Beautiful mature aspect rear garden with good patio seating area, a lovely water feature and outdoor lighting illuminating the space in style.



Existing Ground Floor Plan  
Scale 1:100 @ A1



Existing First Floor Plan  
Scale 1:100 @ A1





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### **Disclaimer**

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