



Lincoln Avenue, Wimbledon, SW19 5JT

£3,350,000 Freehold

# Introducing Lincoln Avenue...

Set over just 2 floors, this refurbished and extended 5 bedroom Georgian style house provides spacious and elegant family accommodation. The property offers excellent access to Wimbledon Village and Common and includes a westerly facing landscaped garden, off-street parking and integral garage. The entrance hallway leads to the double reception room with double doors through to the family room which in turn has access onto the terrace and garden. From the family room and the hallway, there is access into the fabulous extended kitchen/dining/family room room, with ample bespoke kitchen units, high end appliances, air-conditioning, under-floor heating and access to the terrace and garden via huge sliding double doors. There is a separate study, a utility room with door to the garage and a cloakroom.

The first floor comprises a magnificent master bedroom suite with a wall of wardrobes and an en-suite bath and shower room, four further bedrooms, with two having en-suite bath or shower rooms, and a family bathroom. There is a generous attic space accessed by a loft ladder on the first floor landing.

Outside to the front, there is a small garden and driveway leading to the integral garage with electric door. The rear garden has been beautifully landscaped and includes a generous terrace and raised lawn area with planted borders and garden shed ideal for storage.

Other features at the house include tethered Podpoint Car charging point; 5 zone automatic pumped irrigation system watering front and back gardens; water softener in the garage and extensive garden lighting. There is also an alarm system and CCTV system.



## Welcome to Wimbledon...

Lincoln Avenue is a well regarded and tranquil residential road off Somerset Road, just one road back from Parkside. Wimbledon Common is a two minute walk away and offers a variety of recreational pursuits. The Village High Street boasts a wide selection of exclusive boutiques, bars and restaurants. The area is renowned for a good range of very well regarded local schools in both the public and private sectors.



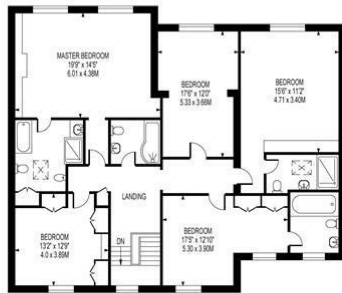
- Beautifully presented and spacious family house
- 5 bedrooms
- 4 bath/shower rooms (3 en-suite)
- 2 large reception rooms
- Bespoke kitchen/dining/family room
- Study
- Utility room
- Integral garage
- Off-street parking
- Landscaped garden

## Lincoln Avenue

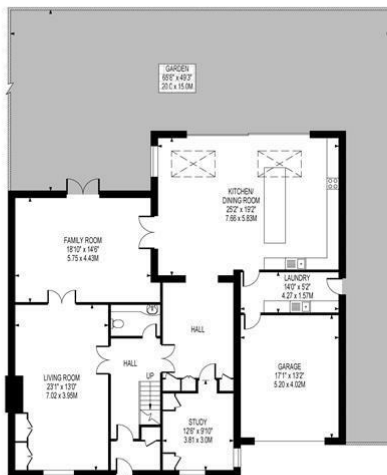




**LINCOLN AVENUE**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 3166 SQ FT- 294.10 SQ M  
 (EXCLUDING GARAGE)  
 GARAGE AREA : 233 SQ FT- 21.60 SQ M  
 TOTAL AREA : 3399 SQ FT- 315.70 SQ M



FIRST FLOOR

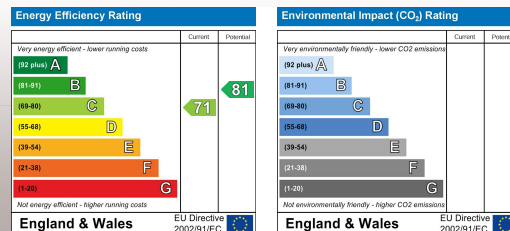


GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

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