

## Holland Avenue West Wimbledon, SW20 0RN

**£1,300,000 Freehold**

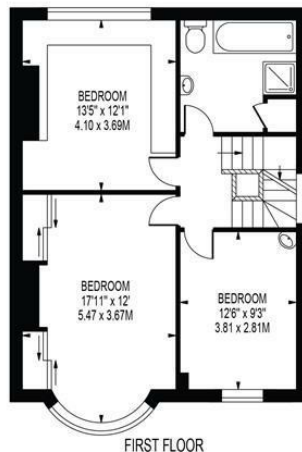
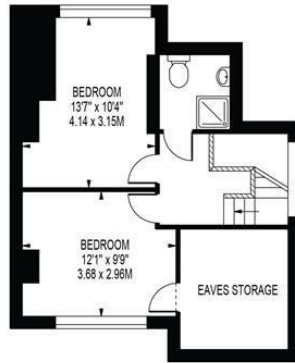
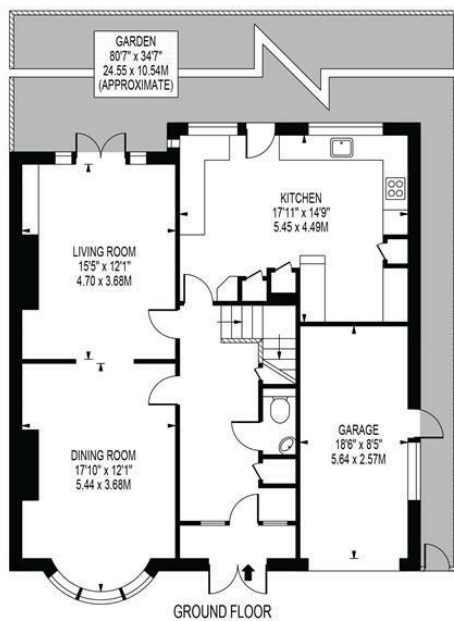


This attractive 1906sq.ft. FIVE DOUBLE BEDROOM, TWO BATHROOM, semi-detached house has an impressive 80ft. rear garden with side access, an integral garage and off street parking to the front. A truly exceptional long term family home that is located in a desirable tree lined cul-de-sac of West Wimbledon. This is an ideal option for a prospective buyer to be able to move in to, finish and further extend (to the rear and side) in their own time and to their own desired tastes S.T.P.P.

There is a charming original paneled entrance hall with ample storage and a downstairs W.C, featuring two spacious reception rooms. The kitchen/dining room has been extended behind the garage perfectly creating additional space for a good sized dining table and separate utility area. On the first floor there are three large double bedrooms and a four piece family bathroom. The loft has already been converted creating two additional double bedrooms and a separate shower room. Offered to the market with no onward chain.

## HOLLAND AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1906 SQ FT - 177.05 SQ M  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1819 SQ FT - 169.03 SQ M  
(EXCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & GARAGE)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 156 SQ FT - 14.49 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Five Double Bedrooms
- Beautiful 80ft Rear Garden
- 1920's Semi Detached House
- Off Street Parking And Garage
- Spacious Kitchen/Dining Room
- Potential To Further Extend S.T.P.P
- Desirable Cul De Sac Location
- Chain Free
- EPC Rating - D
- Council Tax Band - G



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| A (81-91)                                   |         |           |
| B (61-80)                                   |         |           |
| C (51-60)                                   |         |           |
| D (31-50)                                   |         |           |
| E (21-30)                                   |         |           |
| F (11-20)                                   |         |           |
| G (1-10)                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 64      | 84        |
| EU Directive 2002/91/EC                     |         |           |

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