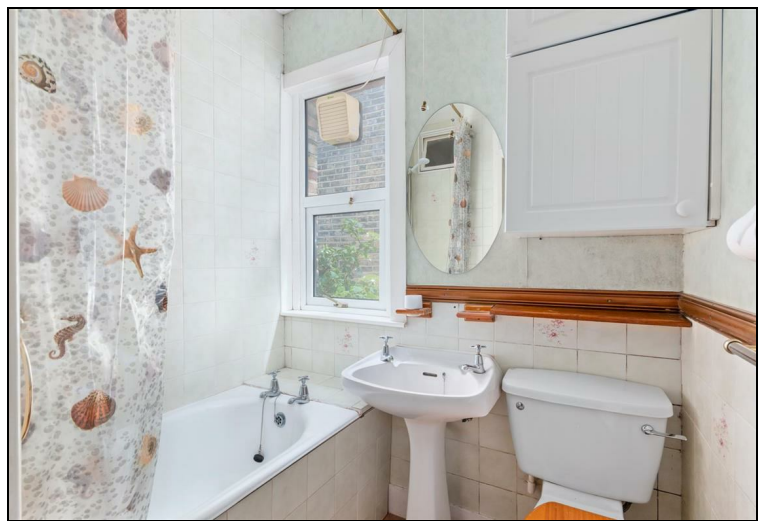


Amity Grove West Wimbledon, SW20 0LJ

£1,000,000 Freehold



This attractive 1246 sqft FOUR BEDROOM Victorian Semi Detached House has a lovely 56ft rear garden with side access and offers superb potential to extend s.t.p.p. Located on a highly desirable Road just off of Raynes Park High Street and within only 0.2 miles to Raynes Park Station. There is a separate front reception room, semi open kitchen dining room, lean to extension, downstairs W.C, four bedrooms and a family bathroom. Offered to the market with no onward chain. Residents Parking Permits available for on street parking.



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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AMITY GROVE, SW20

Approx. Gross Internal Floor Area

1246 Sq. ft/115.71 Sq. m (Including Outbuildings)

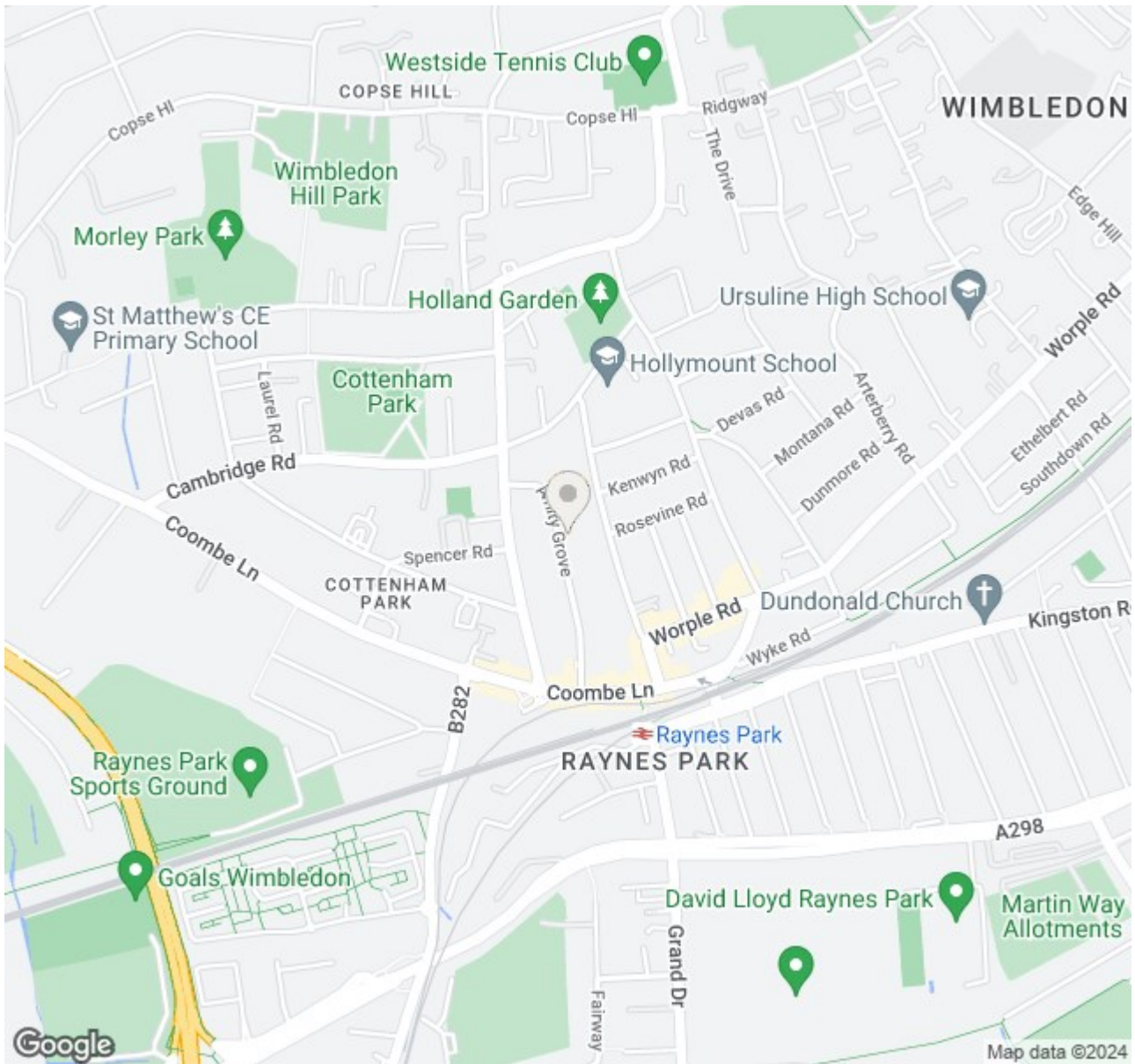
1138 Sq. ft/105.76 Sq. m (Excluding Outbuildings)




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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.



- 1246 sqft Four Bedroom
- Attractive Victorian Semi Detached House
- Potential to Extend s.t.p.p and finish to own desired taste
- 56ft Rear Garden with side access
- No Onward Chain
- Desirable Road moments form Raynes Park High Street
- 0.2 Miles to Raynes Park Station
- Excellent Family Home
- EPC - D
- Council Tax Band - E

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 85 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 56 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

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