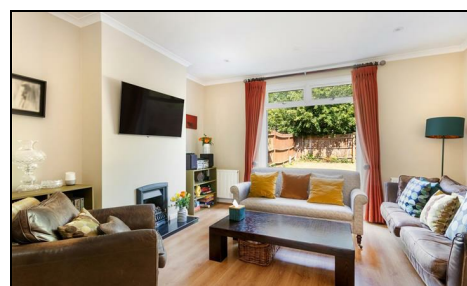
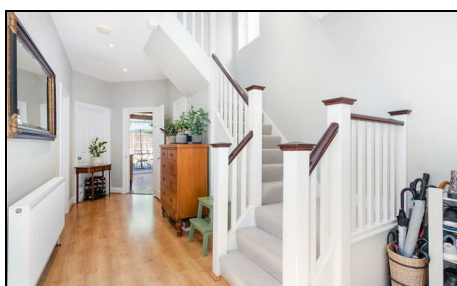


**Ethelbert Road
West Wimbledon, SW20 8QE**

£1,350,000 Freehold



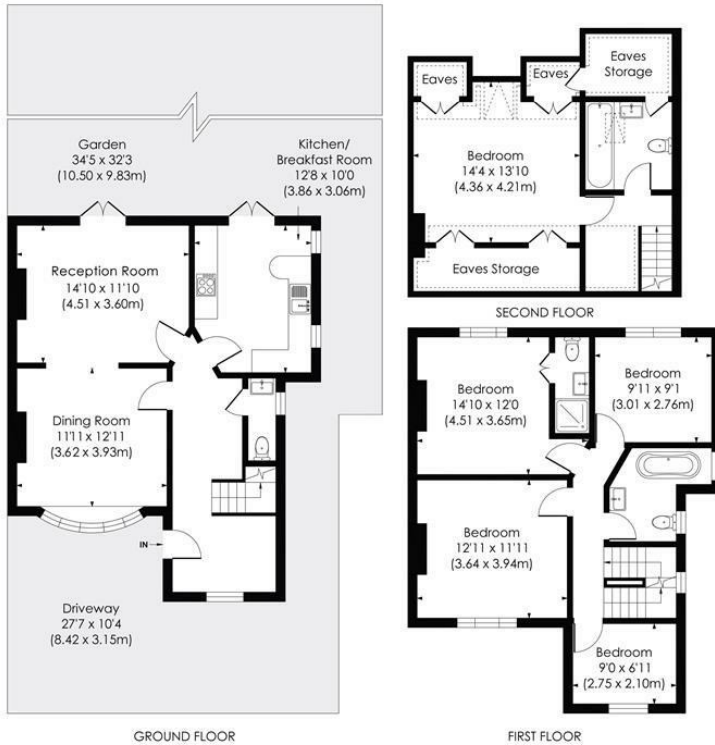
This impressive 1,716 sq ft five-bedroom, three-bathroom semi-detached family home occupies one of the widest plots on this desirable tree-lined road and offers exciting potential to further extend to the rear, subject to the usual planning permissions.

ETHELBERT ROAD, SW20

Approx. Gross Internal Floor Area

1716 Sq. ft/159.39 Sq. m (Including Reduced Height)

1507 Sq. ft/140.01 Sq. m (Excluding Reduced Height)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
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.

- Impressive 1,716 sq ft Semi-detached family home
- Five Bedroom - three bathroom - downstairs W.C
- Wider than average rear garden with side access
- Close to Raynes Park and Wimbledon Stations and Amenities
- Excellent choice of outstanding state and independent schools nearby
- Desirable Tree-Lined Road
- Close to Wimbledon Common, offering acres of scenic parkland and woodland
- Excellent potential to further extend to the rear S.T.P.P
- EPC - D
- Council Tax Band - F



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

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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

Celebrating 30 years
of successful Sales and
Lettings in Merton

