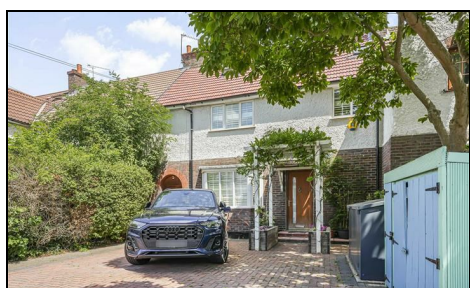
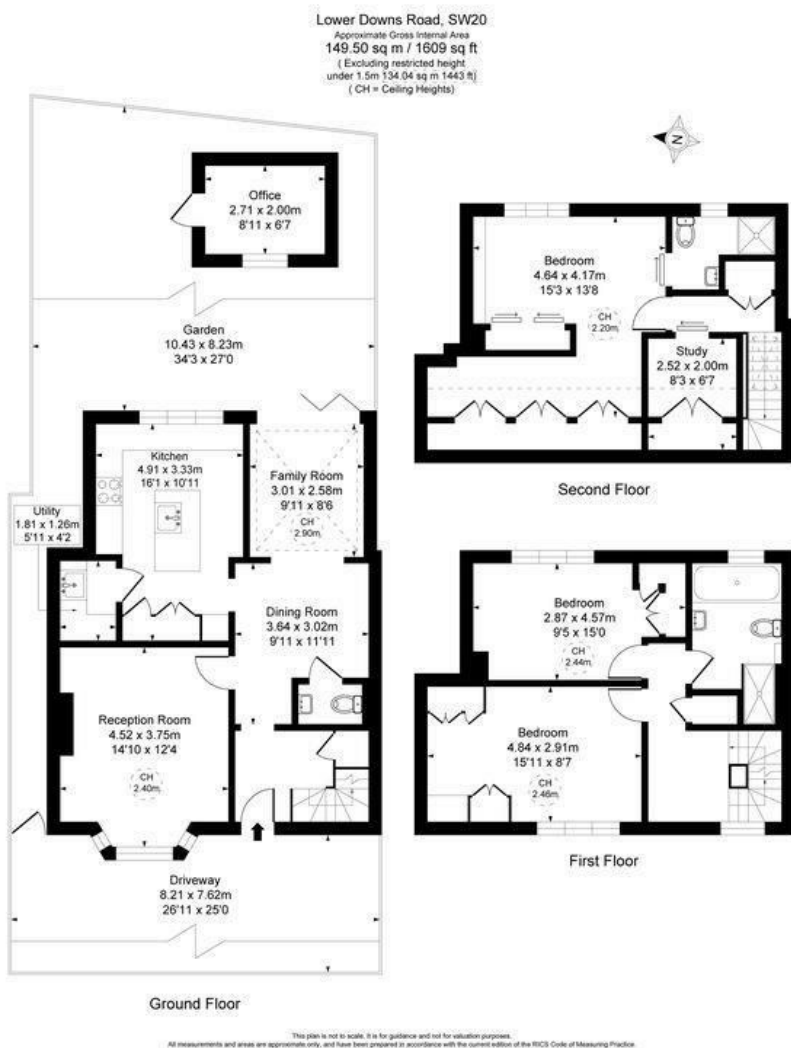


**Lower Downs Road  
West Wimbledon, SW20 8QQ**

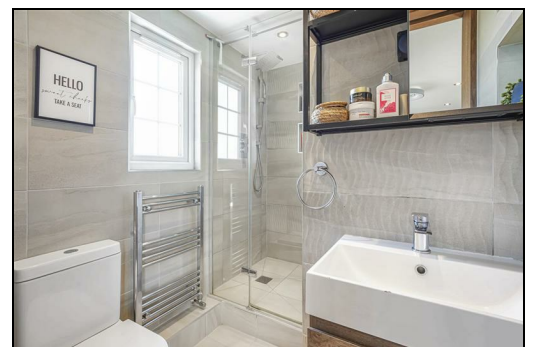
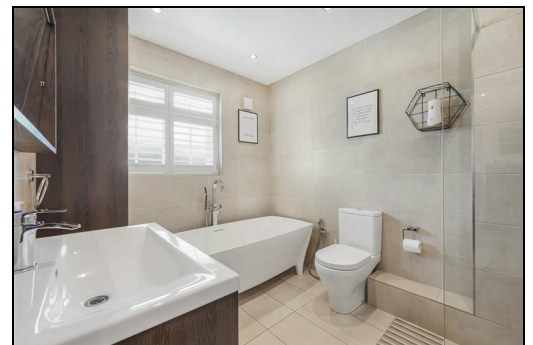
**£1,095,000 Freehold**



This beautifully presented 1,609 sqft **THREE DOUBLE BEDROOM, TWO BATHROOM** mid-terrace house has an exceptional principal bedroom with ample storage, separate office and a beautiful en suite shower room, a gorgeous bespoke fitted kitchen and a lovely west facing garden with home office. Perfectly located within the admissions priority area for Wimbledon Chase Primary School and within easy access to Raynes Park, Wimbledon Chase, Wimbledon and Wimbledon Common. There is also off street parking to the front for two cars with charging point, side access to the rear garden, a spacious front reception room with shutters and fire place, a separate dining area, an extended sun room, a downstairs W.C and a larger than average family bathroom.



- 1,609 sqft - Three Double Bedroom - Two Bathroom
- Exceptional Principal Bedroom With Separate Office And En Suite
- Gorgeous Bespoke Fitted Kitchen
- West Facing Rear Garden With Home Office
- Spacious Reception Room With Shutters And Fireplace
- Off Street Parking For Two cars - Charging Point - Side Access
- Wimbledon Chase Primary School A.P.A
- Ample Transport Options
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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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