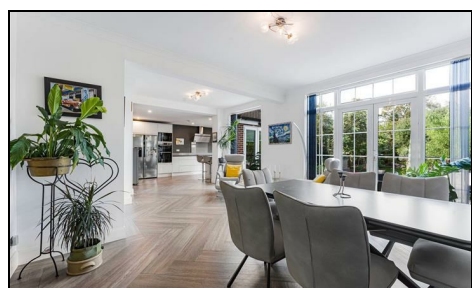


**Beverley Avenue  
West Wimbledon, SW20 0RL**

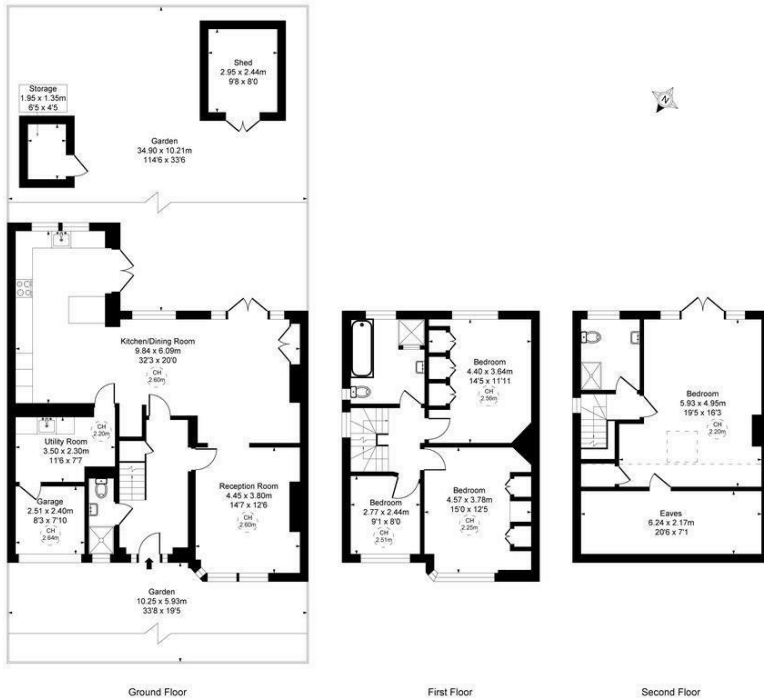
**£1,250,000 Freehold**



**This beautifully presented (2,216 sqft - 205.83 sqm) FOUR DOUBLE BEDROOM, THREE BATHROOM Semi-detached house has a gorgeous 114ft West facing garden, a stunning open plan kitchen/dining/family room and huge 19'ft x 16ft principal bedroom. Located on a lovely tree-lined cul-de-sac within easy access to Raynes Park High Street and Station, Wimbledon Common and a selection of well-regarded schools. There is also off-street parking to the front, a garage for storage, a utility room and a separate front reception room. Future potential to further extend subject to the usual planning consents and No Onward Chain.**



Beverley Avenue SW20  
Approximate Gross Internal Area  
205.83 sq m / 2216 sq ft  
(Excluding restricted height  
under 1.9m (6'3") and 1.9m (6'3")  
(CH = Ceiling Heights))



All measurements and areas are approximate only, and are for guidance only and not for valuation purposes.



- Four Double Bedroom - Three Bathroom - 2,216 sqft - 205.83 sqm
- Semi-Detached House - Off-Street Parking and Garage
- Stunning Open Plan Kitchen/Dining/Family Room
- Impressive 114 ft West Facing Garden
- Desirable Tree-Lined Cul-De-Sac
- Easy Access To Wimbledon Common And Raynes Park Station
- Ample Transport Links And School Options
- No Onward Chain - Potential To Further Extend 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		82
(69-80) C		
(55-68) D	60	
(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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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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