

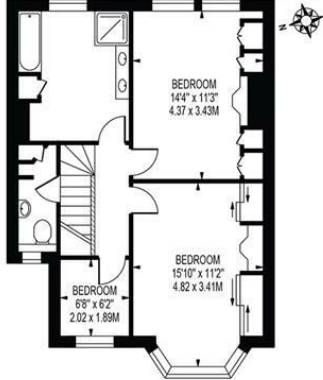
**Ethelbert Road  
West Wimbledon, SW20 8QE**

**£900,000 Freehold**

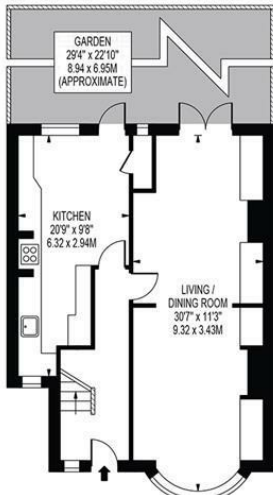


**This charming THREE BEDROOM Victorian End of Terrace house with South East facing garden has excellent potential to extend and refurbish to an incoming purchaser's desired finish. Located within easy access to both Raynes Park and Wimbledon stations and a host of well regarded local schools. There is an attractive front entrance, a good sized through lounge, a spacious kitchen/dining room, a separate w.c, a spacious bathroom, two large double bedrooms and one single bedroom. Offered to the market with no onward chain.**

**ETHELBERT ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 1150 SQ FT - 106.83 SQ M



FIRST FLOOR



GROUND FLOOR  
 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.



- Three Bedroom - Victorian End of Terrace House
- Excellent Potential to Extend S.T.P.P
- Well Maintained Throughout
- Easy Access to Raynes Park and Wimbledon
- Close to Well Regarded Schools
- Spacious Kitchen/Dining Room
- Large Through Lounge
- No Onward Chain
- EPC -
- Council Tax Band -

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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**

