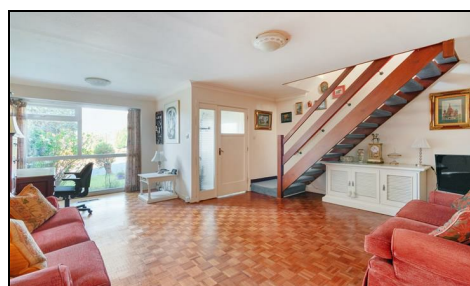


Hillview West Wimbledon, SW20 0TA

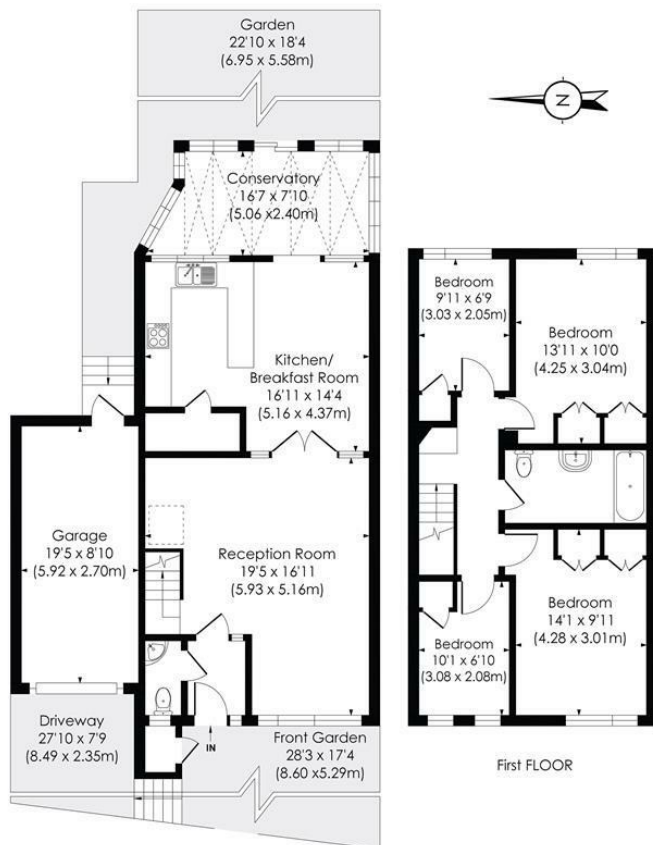
£850,000 Freehold



This charming **FOUR BEDROOM**, end of terrace family home has an attached garage and is located in a secluded cul-de-sac of West Wimbledon. This lovely family home has been well maintained by the current owner but will now require a cosmetic uplift to current tastes. There is also a downstairs W.C, a large reception room with parquet flooring, an open plan kitchen and dining room, an extended conservatory with direct access onto the tranquil rear garden and a family bathroom. Offered to the market with no onward chain.

HILLVIEW, SW20

Approx. Gross Internal Floor Area
1454 Sq. ft/135.04 Sq. m (Incl. Garage)
Garage: 172 Sq. ft/15.98 Sq. m

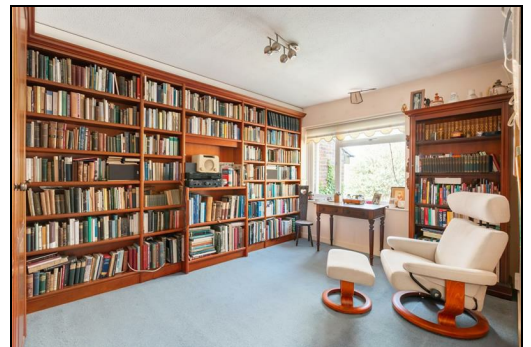


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PROPERTY MARKETING

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.

- Four Bedroom - End Of Terrace House
- Desirable Cul-De-Sac Location of West Wimbledon
- Garage and Extended Conservatory
- Lovely Rear Garden
- Open Plan Kitchen Dining Room
- Close to Well Regarded Schools
- Requires Cosmetic Updating
- No Onward Chain
- EPC - D
- Council Tax Band - F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	82	60
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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