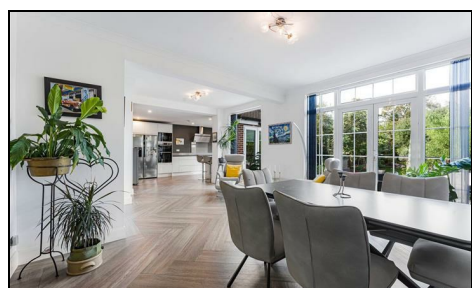


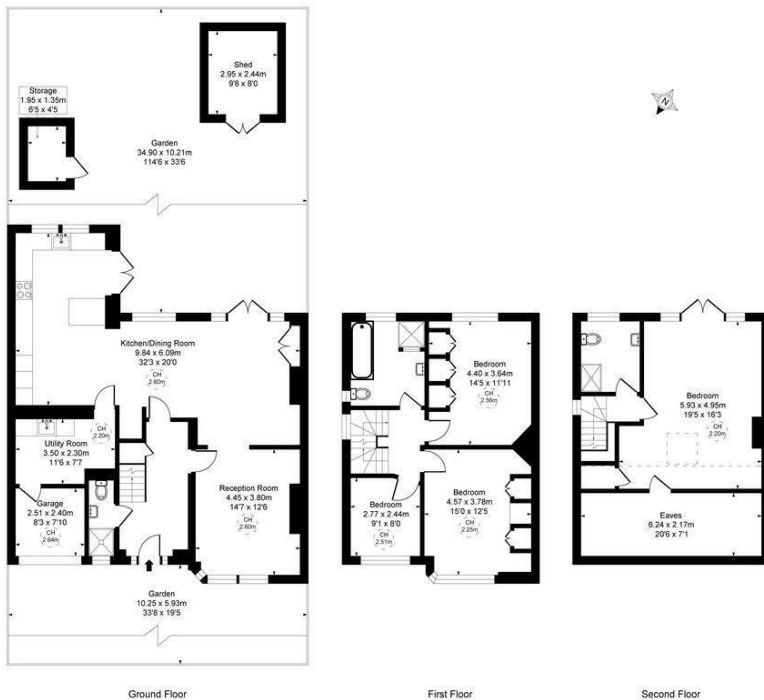
## Beverley Avenue West Wimbledon, SW20 0RL

**£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 (6ft 3in) and 1982 R10)  
(GIA = Ceiling Heights)



- 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                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| A (91-100)                                  |         | 82        |
| B (81-90)                                   |         |           |
| C (69-80)                                   |         |           |
| D (55-68)                                   | 60      |           |
| E (39-54)                                   |         |           |
| F (21-38)                                   |         |           |
| G (1-20)                                    |         |           |
| 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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