

**Southdown Road
West Wimbledon, SW20 8PT**

£950,000 Freehold



This superb 1592 sq ft four bedroom, two bathroom Victorian terrace house has a lovely South Facing garden and excellent potential to further extend to the loft and rear S.T.P.P. Ideally located for both Wimbledon and Raynes Park Stations and a host of well regarded schools. With a good sized entrance hall, spacious 24ft reception room, dining room and separate kitchen. On the first floor there are three excellent sized double bedrooms, a modern shower room and a separate W.C. The loft space has also been converted creating a fourth bedroom with separate shower.

- Four Bedroom, Two Bathroom
- Victorian Terrace House
- Excellent Potential To Extend S.T.P.P
- South Facing Rear Garden
- Close to a Host of Well Regarded Schools
- Close to Wimbledon Station
- Close to Raynes Park Station
- 24ft Reception Room
- EPC Rating -
- Council Tax Band -



| Energy Efficiency Rating | | Current | Possible |
|--|---|-------------------------|----------|
| <small>Very energy efficient - lower running costs</small> | | | |
| (91-100) | A | | |
| (81-90) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <small>Not energy efficient - higher running costs</small> | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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