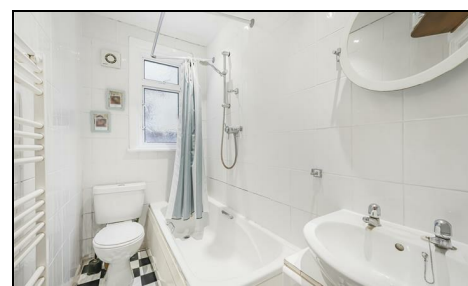


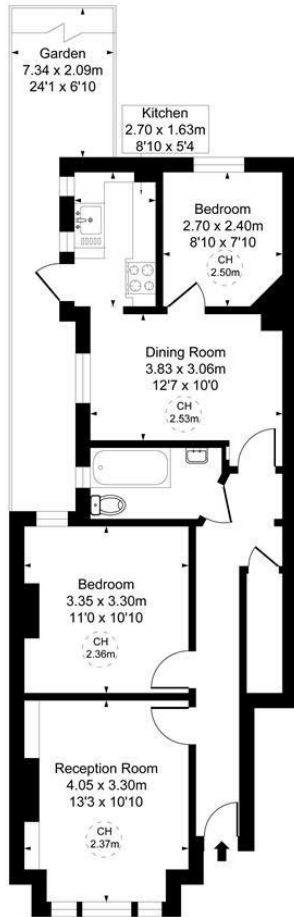
**Oxford Avenue  
Wimbledon Chase, SW20 8LT**

**Offers Over £475,000 Freehold**



**This is an attractive and versatile 684 sqft, TWO BEDROOM ground floor maisonette with its own private garden that's perfect for first time buyers and downsizers alike. Located on a lovely tree-lined cul-de-sac moments from Wimbledon Chase Station, Primary School and local shops. Sold with ownership of the full freehold.**

Oxford Avenue SW20  
 Approximate Gross Internal Area  
 63.54 sq m / 684 sq ft  
 (CH = Ceiling Heights)



Ground Floor

This plan is not to scale. It is for guidance and not for valuation purposes.  
 All measurements and areas are approximate only, and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.



- Two Bedrooms
- Ground Floor Maisonette
- Private Rear Garden
- Sold With Ownership Of Full Freehold
- Close to Station & Shops
- Private Entrance
- Located On A Cul-De-Sac
- Perfect For First Time Buyers Or Downsizees
- Council Tax Band - C
- EPC - C

| Energy Efficiency Rating                                   |          | Current                 | Possible |
|--|----------|-------------------------|----------|
| <small>Very energy efficient - lower running costs</small> |          |                         |          |
| A  | (91-100) |                         |          |
| B  | (81-90)  |                         |          |
| C  | (69-80)  | 70                      | 77       |
| D  | (55-68)  |                         |          |
| E  | (39-54)  |                         |          |
| F  | (21-38)  |                         |          |
| G  | (1-20)   |                         |          |
| <small>Not energy efficient - higher running costs</small> |          |                         |          |
| 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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