

**Holland Avenue  
West Wimbledon, SW20 0RN**

**£1,600,000 Freehold**



**This impressive 2,442 sqft, FIVE BEDROOM, THREE BATHROOM Semi Detached House has a lovely West facing garden with home office, off street parking and a stunning extended open plan kitchen/dining/family room. Located on a desirable tree-lined cul de sac, close to a host of well regarded schools and transport options. On the ground floor there also a lovely entrance hall with herringbone flooring, a downstairs W.C, a good sized utility room, a charming separate reception room and a useful pantry from the kitchen. The first floor has also been extended to the rear, cleverly increasing the size of the rear bedroom and creating an additional en suite shower room. There is also two further double bedrooms and a large family bathroom. To the top floor are two bedrooms and a separate shower room.**

## HOLLAND AVENUE, SW20

Approx. Gross Internal Floor Area

**2442 Sq. ft/226.85 Sq. m (Incl. Eaves)**

**2322 Sq. ft/215.71 Sq. m (Excl. Eaves)**

**Garden Office: 87 Sq. ft/8.11 Sq. m**



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

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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.

- Five Bedroom - Three Bathroom - Downstairs W.C
- 2,442 sqft Semi Detached House - Off Street Parking
- West Facing Garden with Home Office
- Stunning Extended Kitchen/Dining/Family Room
- Desirable Tree-Lined Cul De Sac
- Spacious Utility Room and Pantry from Kitchen
- Charming Separate Front Reception Room
- Close to Well Regarded Schools - Good Transport Links
- EPC - C
- Council Tax Band - G

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-81)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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