

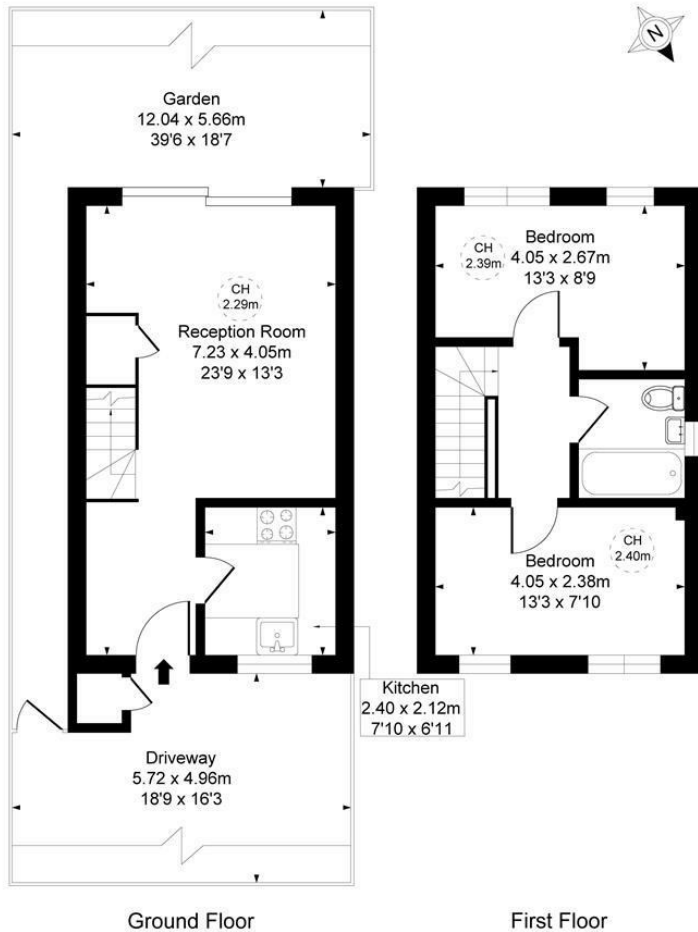
**Langham Road
West Wimbledon, SW20 8TP**

£675,000 Freehold



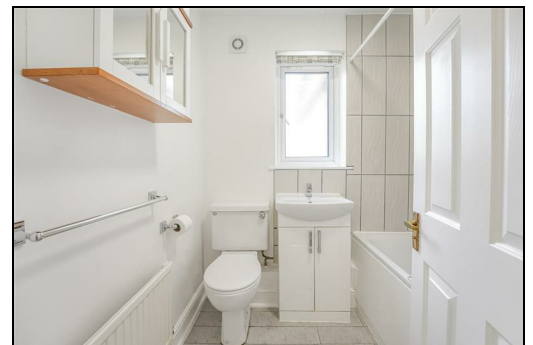
This is a superb TWO DOUBLE BEDROOM, modern Semi-Detached House that is perfectly located for Raynes Park High Street and Station (0.3 Miles). There is off street parking to the front, side access and a lovely 39ft South West facing garden. Internally the property has been well maintained, there is a separate modern kitchen with a recently fitted boiler, a spacious reception/dining room with sliding doors and garden sun awning, two double bedrooms on the first floor, a modern bathroom and loft access for storage.

Langham Road London, SW20
Approximate Gross Internal Area
60.47 sq m / 651 sq ft
(CH = Ceiling Heights)



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 Double Bedroom
- Modern Semi-Detached House
- Off Street Parking
- Side Access and 39ft South West Facing Garden
- Modern kitchen with Recently Fitted Boiler
- Spacious Reception/Dining Room with Sliding Doors and Sun Awning
- 0.3 Miles to Raynes Park Station and High Street
- Ideal First House Purchase Or Downsize Move
- EPC - D
- Council Tax Band - E



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	85	67
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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