

Meadow Road Wimbledon, SW19 2ND

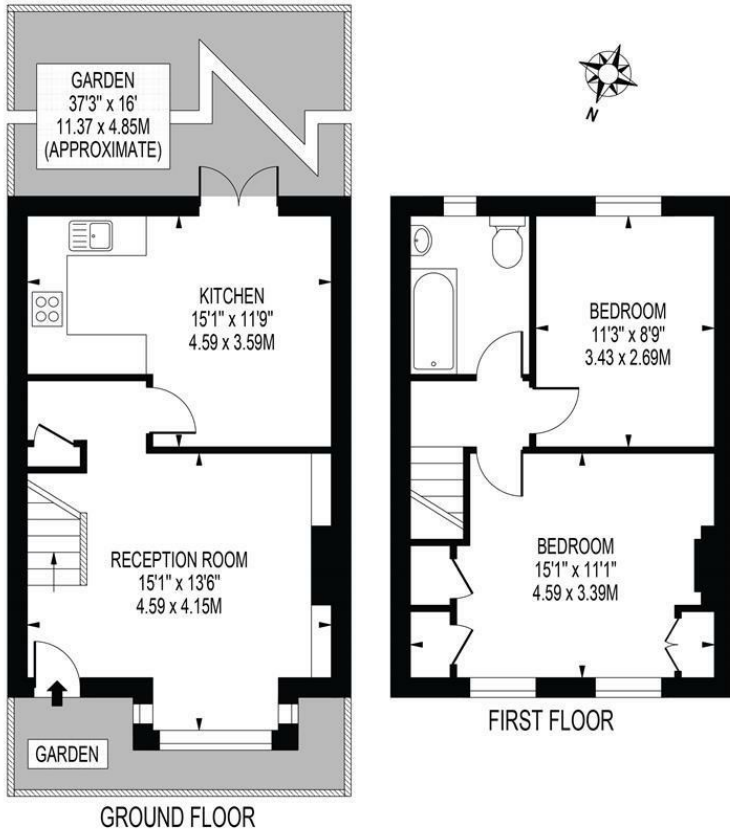
£700,000 Freehold



A Victorian two double bedroom terraced house located on a sought after tree lined road in South Wimbledon. Comprising of a separate front reception with feature fireplace, modern fitted open plan kitchen/dining room with direct access to the south facing rear garden, with shed storage and rear access via gated alley. To the upstairs you will find two double bedrooms and a modern style family bathroom. This property benefits from the potential to extend into the loft, to create a further bedroom and bathroom, subject to the usual planning permissions. This is a great house, located close to the beautiful River Wandle, both South Wimbledon & Colliers Wood Underground Stations, local shops, great amenities that include the fabulous Merton Abbey Mills and nearby to two Outstanding Primary and Secondary Schools. This is a must see property for those looking for a home in the SW19 postcode.

MEADOW ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 709 SQ FT - 65.90 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Lovely Period House
- Two Double Bedrooms
- Fantastic Location
- Close To Tube Station (Northern Line)
- South Facing Garden
- Potential To Extend (STPP)
- EPC Rating : C
- Merton Council Tax Band : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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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