

## Mandeville Close Wimbledon, SW20 8SB

**£550,000 Freehold**



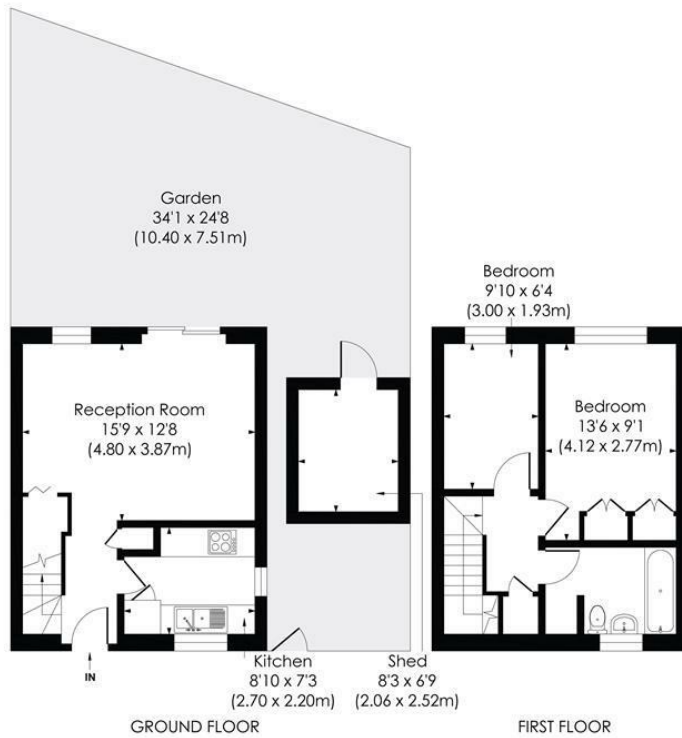
A rarely available and sought after two bedroom semi-detached freehold house with a private south-east facing garden, off-street parking and no onward chain. Positioned in a private development in the desirable 'Dundonald' area of Wimbledon and ideally located next to the highly sought-after Dundonald and Wimbledon Chase schools.

Comprising an open-plan reception and separate kitchen on the ground floor, with doors opening out onto the private garden which also benefits from a shed and side access. The first floor includes one double bedroom with built-in wardrobes, a second bedroom and family bathroom. There is also further potential to extend on the side (STPP).

Located a short walk from Dundonald Tram Stop and next to the picturesque Dundonald Recreation Ground, with Wimbledon Town Centre and Mainline Train Station only 0.6 miles away. This is a brilliant first time purchase or investment taking into account its central Wimbledon location.

**MANDEVILLE CLOSE, SW20**

Approx. Gross Internal Floor Area  
**634 Sq. ft/58.87 Sq. m (Excl. Outbuilding)**



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.

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- Freehold Semi-Detached House
- Two Bedrooms
- Private Garden
- Off-Street Parking
- Located in the Desirable 'Dundonald' Area
- Next to Outstanding Schools and Transport Links
- No Onward Chain
- Freehold (Annual Maintenance Charge of £300 for Development)
- EPC Rating - C
- Merton Council Tax Band - E



Energy Efficiency Rating		Current	Target
100-105	A		
81-100	B		
69-80	C		
55-68	D		
49-54	E		
45-48	F		
39-44	G		
35-38			
31-34			
27-30			
23-26			
19-22			
15-18			
11-14			
7-10			
3-6			
0-2			
Energy Efficiency Rating		72	86
Energy Efficiency Rating		EU Directive	
England & Wales		EU Directive	

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