

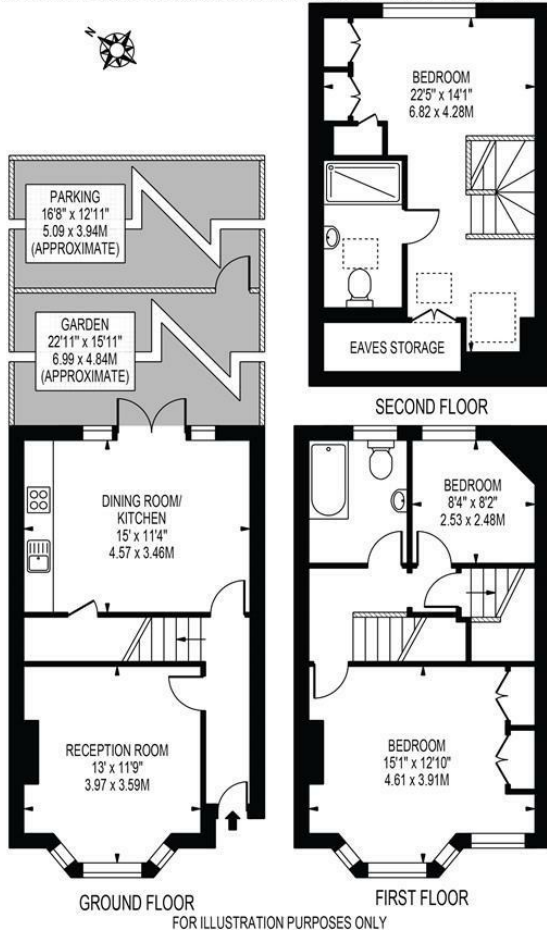
## Haydons Road Wimbledon, SW19 8TX

**£725,000 Freehold**



**A beautiful three bedroom, two bathroom Victorian family home presented in superb condition throughout with period features and off street parking. On the ground floor there is a separate lounge, large modern kitchen/dinning room with separate utility and direct access to the rear garden. On the first floor there are two bedrooms and a family bathroom. The spacious master bedroom is located on the second floor and has its own en-suite. Transport and shopping facilities are close by and the large open spaces of Garfield Park are just around the corner.**

**HAYDONS ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1131 SQ FT - 105.03 SQ M  
 (INCLUDING EAVES STORAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 30 SQ FT - 2.80 SQ M



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.

- No Onward chain
- Three Bedroom House
- Off-Street Parking
- Open Plan Kitchen/Diner
- Principal Bedroom with En-Suite
- Close to Transport Links
- Sought After Local Schools Nearby
- Freehold
- EPC Rating D
- Council Tax Band E



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
| Very energy efficient - lower running costs | Current | Potential               |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            | 62      | 80                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

