

Haydons Road Wimbledon, SW19 8TX

£800,000 Freehold



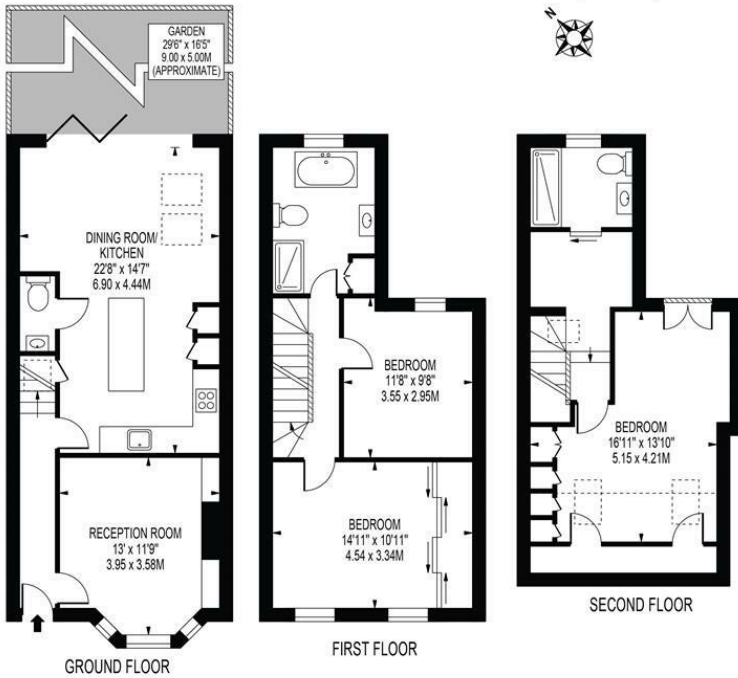
A beautifully presented and fully extended three bedroom Victorian terraced home situated on a sought-after road in Wimbledon, close to excellent transport links, sought after schools and multiple amenities in Wimbledon town centre. With a fantastic layout and boasting a wonderful kitchen/dining room extension with underfloor heating, fitted units and a large island. Benefitting from wonderful full width bi-fold doors that open out to an immaculate landscaped rear garden, an additional separate spacious reception room and a downstairs w/c. To the first floor there is a luxurious four piece bathroom suite with underfloor heating and two generously sized double bedrooms, converted loft with an additional double bedroom and bathroom suite and ample fitted storage space along with bike storage.

HAYDONS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1298 SQ FT - 120.58 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 81 SQ FT - 7.56 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.



- Fully Extended Terraced Home
- Three Bedrooms
- Superb Open Plan Kitchen/Family Room
- Reception Room
- High Specification Throughout
- Two Bathrooms & W/C
- Walking Distance to Multiple Transport Links
- No Onward Chain
- EPC Rating C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		72	
(69-80) C			
(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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