

## Craven Gardens Wimbledon, SW19 8LU

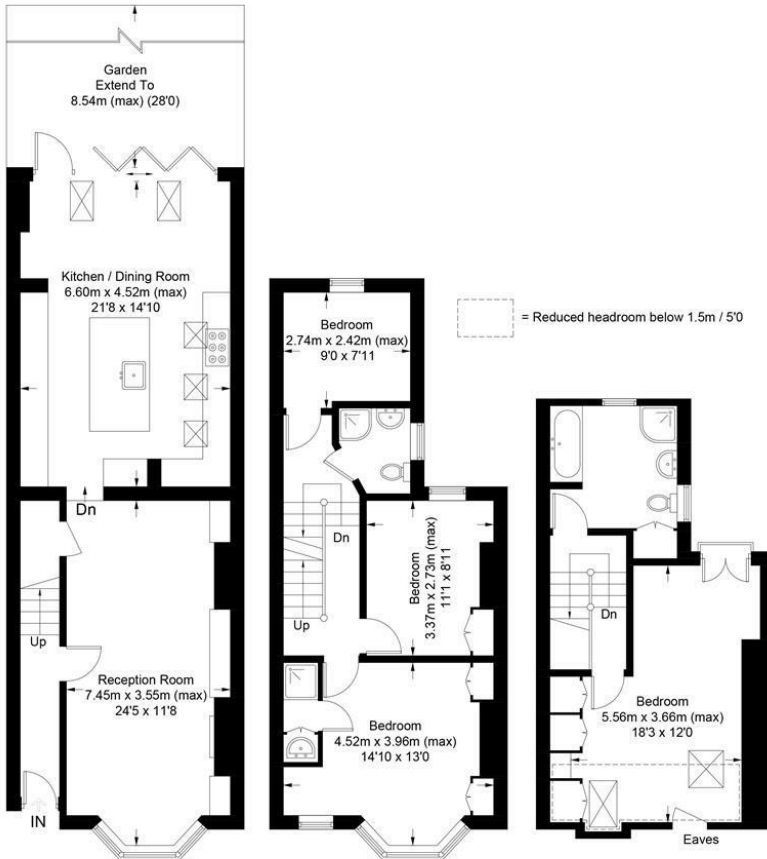
£1,250,000 Freehold



**A wonderful fully extended Victorian semi-detached four bedroom, three bath/shower room house in a much sought after location close to popular local schools and Wimbledon High Street and Station. Comprising a superb full width ground floor extension with high specification integrated kitchen and dining area, bi-fold doors to the rear garden with a charming pergola and a double length lounge with feature fireplace. At over 1500 sq/ft the house boasts numerous period features. Early viewings are highly recommended to avoid disappointment.**

## Craven Gardens, SW19

Approximate Gross Internal Area = 141.5 sq m / 1523 sq ft



Ground Floor

First Floor

Second Floor

This floor plan is for representation purposes only and is not drawn to scale.  
 The Gross Internal Area includes outbuildings shown on the plan.  
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- Victorian House
- Semi Detached
- Over 1500 sq/ft
- Fully Extended
- Four Bedrooms
- Three Bath/Shower Rooms
- Through Reception Room
- South After Local Schools
- Council Tax Band E
- Current EPC Rating - TBC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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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