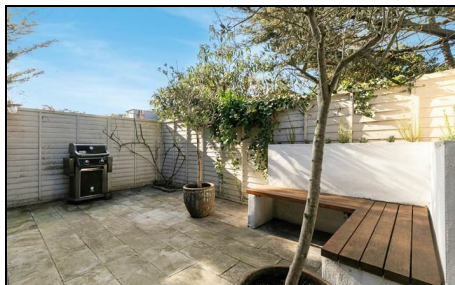


## Grove Road Wimbledon, SW19 1BJ

**£825,000 Freehold**



A beautifully presented and simply stunning three bedroom detached family home offered to the market with no onward chain in Wimbledon. Refurbished and extended to the highest possible specification by the current owners, boasting open-plan contemporary living and copious amounts of natural light.

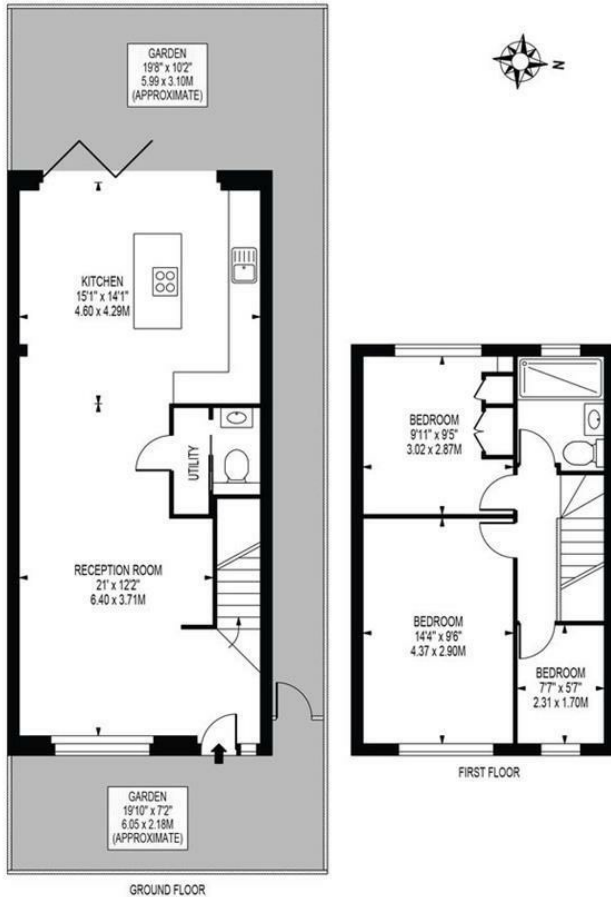
Comprising a double length reception on the ground floor leading to an open-plan kitchen/diner with modern, integrated appliances and bi-fold doors opening out onto a west facing garden. There is the addition of a ground floor W/C and utility room. Upstairs includes two well-appointed double bedrooms, a third single bedroom and a four-piece luxury family bathroom.

Enviably located halfway down a quiet and residential no-through road in SW19, equidistant to both South Wimbledon and Colliers Wood Northern Line Tube (0.4 miles) which are both a short walk away, as well as the numerous amenities, shops, bars and restaurants that both Wimbledon and Colliers Wood have to offer. Viewings are highly recommended.



## GROVE ROAD, WIMBLEDON

APPROXIMATE GROSS INTERNAL FLOOR AREA: 908 SQ FT - 84.36 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.

- Three Bedroom Detached Family Home
- In Excellent Condition Throughout
- One Bathroom, W/C & Utility Room
- Beautiful Open-Plan Kitchen/Diner Extension
- West Facing Garden
- Walking Distance to Northern Line Tube
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - D



Energy Efficiency Rating		Current	Future
The energy efficiency of your home is measured on a scale from A (most efficient) to G (least efficient).			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
The energy efficiency of your home is measured on a scale from A (most efficient) to G (least efficient).			
England & Wales			

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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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of successful Sales and  
Lettings in Merton**

