

Kingston Road Wimbledon, SW19 3NX

£1,300,000 Freehold



Ellisons are delighted to present this spacious four-bedroom semi-detached Victorian house offering over 1,700 sq.ft space within close proximity to the Broadway, excellent local schools and fantastic commuter routes. Having been impressively extended on the ground floor the house boasts a bright and welcoming open-plan living/dining area with fully fitted kitchen and utility room. The beautiful landscaped rear garden (of over 100ft in length) is accessed directly from the reception room via the full width bi-fold doors. The ground floor also benefits from a double bedroom and family bathroom. Upstairs, there are three generously proportioned bedrooms, two bathrooms, and a well-designed study space, providing excellent flexibility for modern family living. Further benefits include off-street parking for two cars and further potential to extend STPP.

KINGSTON ROAD

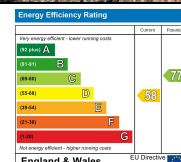
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1722 SQ FT - 169.98 SQ M
 (EXCLUDING SHED 1, SHED 2 & VOID)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 1: 90 SQ FT - 8.32 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED 2: 162 SQ FT - 14.15 SQ M



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.

- Semi-Detached Victorian Home
- Four Bedrooms & Three Bathrooms
- Open-Plan Living/Dining Room
- Fitted Kitchen And Utility Room
- Landscaped South-Facing Garden (over 100ft in length)
- Off-Street Parking For Two Cars
- Excellent Transport Links and Outstanding Schools Nearby
- Freehold
- Council Tax Band D
- EPC Rating D



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