

**4 Wilfred Owen Close  
Wimbledon, SW19 8SW**

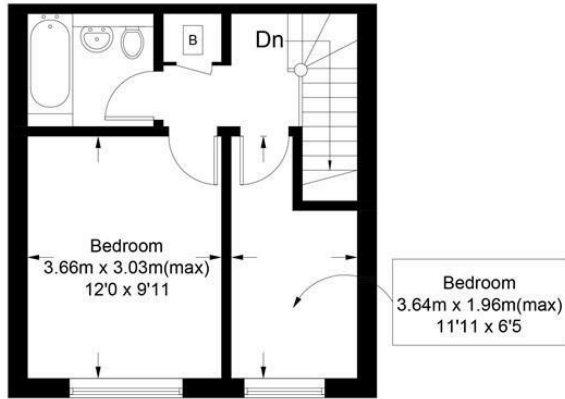
**£475,000 Freehold**



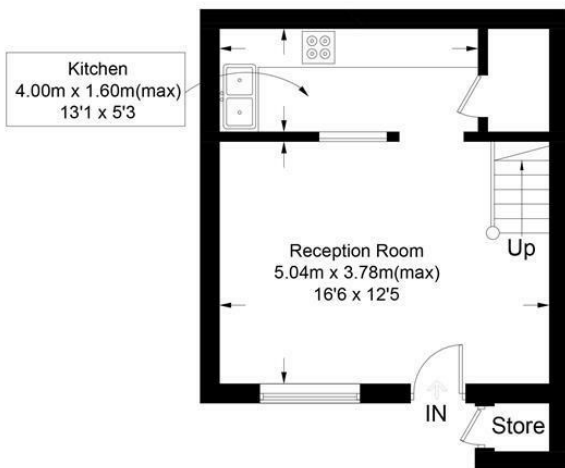
**A well presented two double bedroom Freehold house with two allocated parking spaces, situated in the sought after Poets area of Wimbledon, being within easy reach of the Town Centre and Mainline Station. On the ground floor there is an open plan living/dining room and fully fitted modern kitchen with excellent storage space, whilst there are two double bedrooms and family bathroom on the first floor. With a pretty front garden this would be a fantastic purchase for both first time buyers and rental investors alike.**

## Wilfred Owen Close, SW19

Approximate Gross Internal Area  
 Ground Floor = 28.2 sq m / 303 sq ft  
 First Floor = 28.8 sq m / 310 sq ft  
 Store = 0.7 sq m / 7 sq ft  
 Total = 57.7 m / 620 sq ft



First Floor



Ground Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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 (ID 344754)

- Freehold House
- Two Double Bedrooms
- Open Plan Living/Dining Room
- Poets Location
- Two Allocated Parking Spaces
- Great Condition Throughout
- Excellent Transport Links
- Ideal First Time Purchase
- EPC Rating C
- Council Tax Band D



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>89</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>	<b>72</b>		(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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