

**North Road
Wimbledon, SW19 1TR**

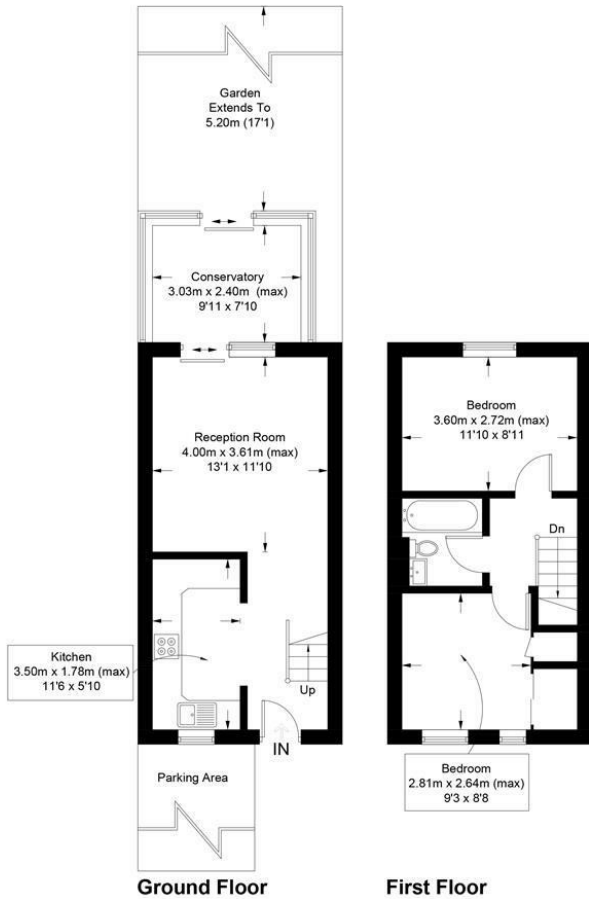
£535,000 Freehold



A well presented, spacious two bedroom house with landscaped garden and private garage, located in a popular development in Wimbledon, close to Haydons Road Thameslink, Colliers Wood Station and Wimbledon Town Centre. Spacious lounge with doors to a bright conservatory, fitted kitchen, two bedrooms, family bathroom loft with excellent extension potential (STPP). This wonderful house is a fantastic property for a buyer looking to get onto the SW19 property ladder. Early viewings recommended to avoid disappointment.

North Road, SW19

Approximate Gross Internal Area = 63.6 sq m / 684 sq ft



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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- Modern House
- Two Bedrooms
- Contemporary Bathroom suite
- Large Lounge
- Conservatory
- Landscaped Rear Garden
- Garage
- Excellent Transport Links
- Cul de Sac Location
- EPC Rating C - Council Tax Band D

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