

## Ashcombe Road Wimbledon, SW19 8JR

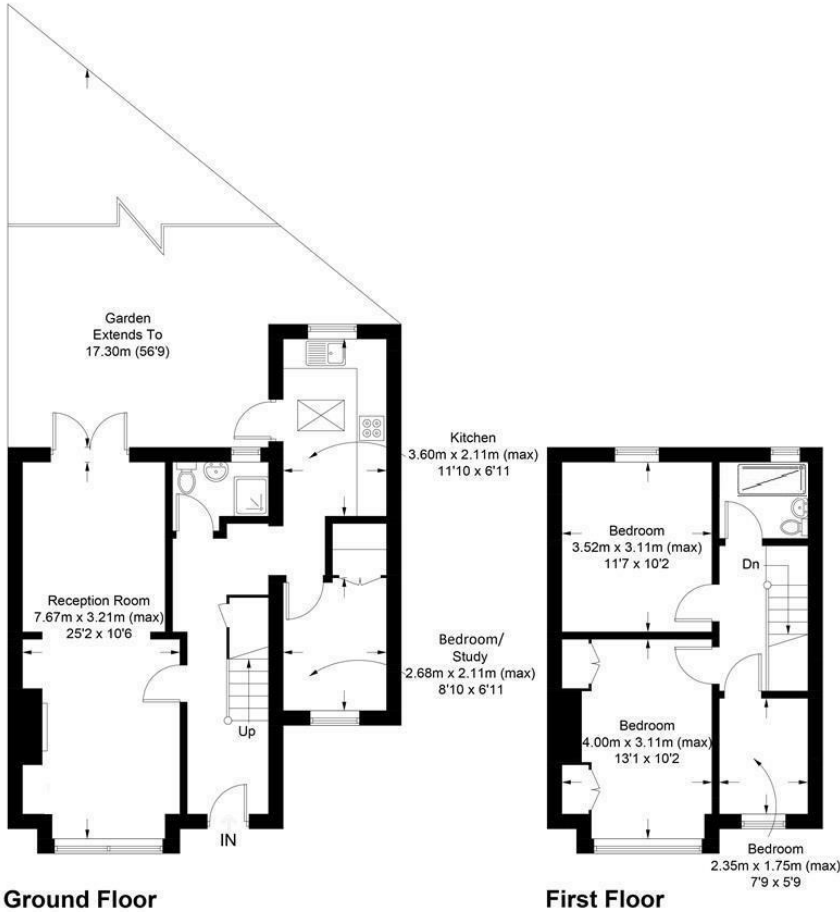
£950,000 Freehold



**This wider than average period house boasts a large through reception room, spacious kitchen, 3/4 bedrooms, two bathrooms with the added benefit of off street parking all conveniently located close to Wimbledon High Street and Station. The property's period charm is evident throughout, offering a unique blend of character and modern living. One of the standout features of this property is its superb extension potential (STPP), allowing you to truly make this house your own, as well as it's close proximity to excellent local schools and fantastic commuter links.**

## Ashcombe Road, SW19

Approximate Gross Internal Area = 91.7 sq m / 987 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.  
 Copyright Bespokeplans.co.uk (ID 712775)

- Victorian House
- End Of Terrace
- 3/4 Bedrooms
- Two Bathrooms
- Off Street Parking
- Close Proximity To Wimbledon High Street and Station
- Sought After Local Schools
- Freehold
- EPC Rating D
- Council Tax Band E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 (A)	80
81-91 (B)	
69-80 (C)	
55-68 (D)	57
49-54 (E)	
45-48 (F)	
1-44 (G)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

