

## Craven Gardens Wimbledon, SW19 8LU

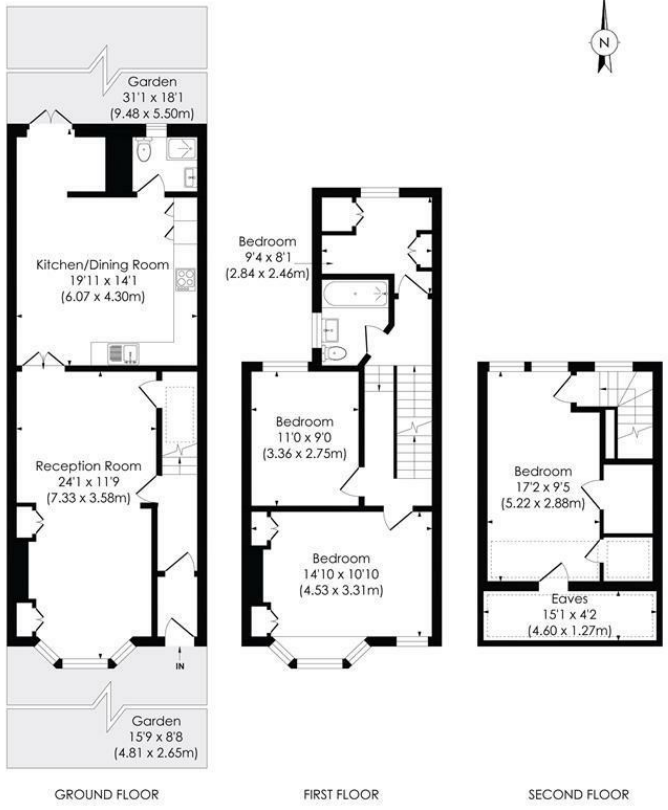
Asking Price £1,100,000 Freehold



A wonderful characterful four bedroom Edwardian semi-detached family home located on this sought after quiet road close to Wimbledon town centre. At over 1400 sq/ft the house boasts numerous period features. On the ground floor is a large front reception room, open plan kitchen and dining room and bathroom with doors out to a private garden. Upstairs are three good sized bedrooms, a family bathroom and a large principal bedroom in the converted loft. In addition there is potential to extend further subject to the usual consents and as these properties rarely become available an early viewing is recommended.

**CRAVEN GARDENS, SW19**

Approx. Gross Internal Floor Area  
**1414 Sq. ft/131.35 Sq. m (Incl. RHH)**  
**1300 Sq. ft/120.73 Sq. m (Excl. RHH)**



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Four Bedroom Period House
- Two Bathrooms
- Open Plan Kitchen Diner
- Through Reception Room
- Private Garden
- Sought After Quiet Road
- Close to Excellent Schools, South Park Gardens & Wimbledon Town Centre
- Potential to Extend STPP
- EPC Rating D
- Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	67	
(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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