

Kohat Road Wimbledon, SW19 8LD

£835,000 Freehold



A stunning, four bedroom, two bathroom, Victorian end-terraced family home with no onward chain and a South-West facing garden, located on this quiet tree-lined street near to Haydons Road Thameslink station. On the ground floor is a w/c, a living room with log burner and a beautiful open-plan kitchen/diner with bi-fold doors that open onto a landscaped garden. Upstairs are two double bedrooms, a single/study and a family bathroom with a master and separate bathroom in the converted loft.

Approximate Gross Internal Area
Ground Floor = 52.6 sq m / 566 sq ft
First Floor = 35.2 sq m / 379 sq ft
Second Floor = 26.8 sq m / 288 sq ft
Shed = 3.7 sq m / 40 sq ft
Total = 118.3 sq m / 1273 sq ft



= Reduced headroom below 1.5 m / 5'0"

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.
Copyright Bespokeplans.co.uk 2020
(ID699100)

- Four Bedroom Victorian Family Home
- End Terraced
- Stunning Open-Plan Kitchen/Diner
- Landscaped South-West Facing Garden
- No Onward Chain
- Living Room with Log Burner
- Close to Thameslink Station
- Close to Excellent Schools
- EPC Rating D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2010/31/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2010/31/EC	

arla | propertymark
PROTECTED

naea | propertymark
PROTECTED

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**

