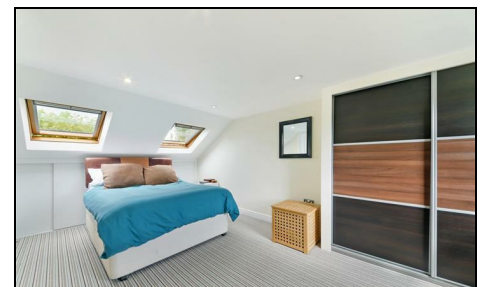


## Havelock Road Wimbledon, SW19 8HB

£879,000 Freehold



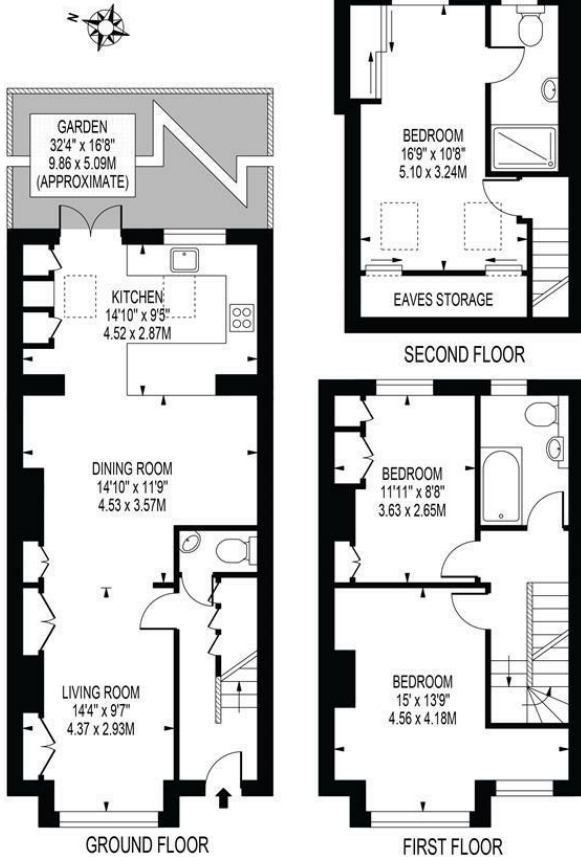
### VIEWINGS COMMENCE FROM SATURDAY 15th JULY

An attractive, three double bedroom, two bathroom Victorian family home with an East-facing garden located on this quiet tree-lined street situated close to Haydons Road Thameslink station and within walking distance to Wimbledon town centre. On the ground floor is the spacious through reception room with feature fireplace, cloakroom off the hallway and a wonderful open plan kitchen/dining area with doors that lead out onto a raised terrace with stairs to a low maintenance garden. Upstairs are two double bedrooms, a modern family bathroom whilst the master bedroom and en-suite is in the modern loft conversion.

## HAVELOCK ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1140 SQ FT - 105.87 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 28 SQ FT - 2.56 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Fully Extended Victorian Terrace
- Three Double Bedrooms
- Two Bathrooms
- Downstairs Cloakroom
- Fully Extended
- Excellent Transport Links
- Close Proximity to Wimbledon High Street
- Freehold
- Council Tax Band - D
- Current EPC Rating - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	83
(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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