

## Hardy Road Wimbledon, SW19 1JB

**Offers In The Region Of £649,000 Freehold**

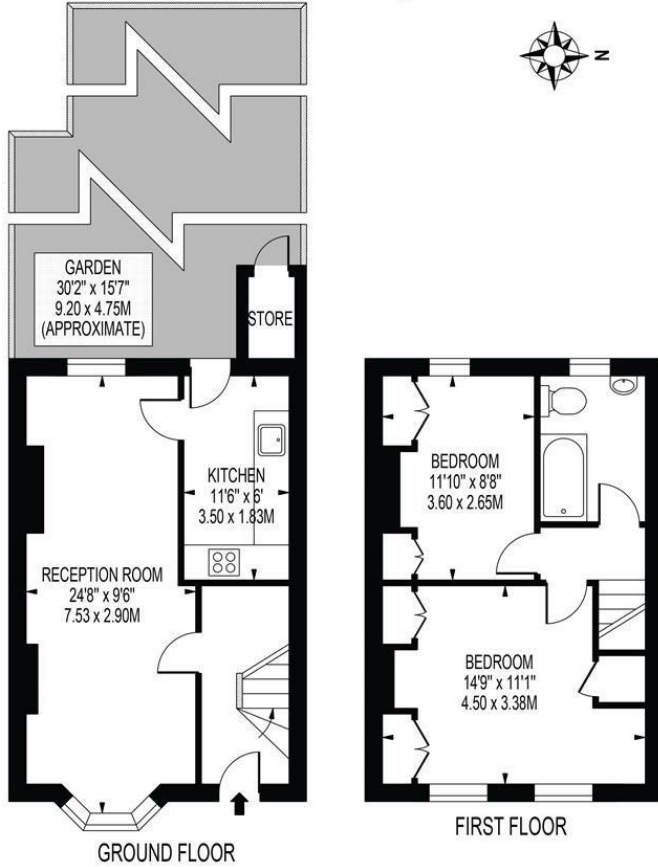


Arranged over two floors, this spacious home benefits from an expansive double reception and kitchen area, laid out for modern living, taking advantage of the private sunny garden. With two double bedrooms and large bathroom on the first floor, there are opportunities to expand in the loft space (subject to standard planning consents) as many neighbours have already undertaken, greatly boosting the space to a further double bedroom and second bathroom.

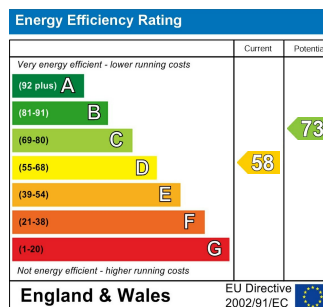
Hardy Road is a popular road of attractive homes, close to the green spaces of South Park and a short walking distance to South Wimbledon Station and nearby shops.

## HARDY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 685 SQ FT - 63.60 SQ M  
(EXCLUDING STORE)



- Located in the "Battles" Area of Wimbledon
- Chain Free
- Modern Kitchen with Fitted Appliances
- Two Well-Proportioned Double Bedrooms
- Lovely West Facing Rear Garden - Ideal Space to Relax and Entertain
- Excellent Scope to Extend (STPP)
- Moments From a Range of Amenities and Transport Links
- Freehold
- EPC Rating D
- Council Tax Band E



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