

## Regent Place London, SW19 8RP

Offers In Excess Of £725,000 Freehold

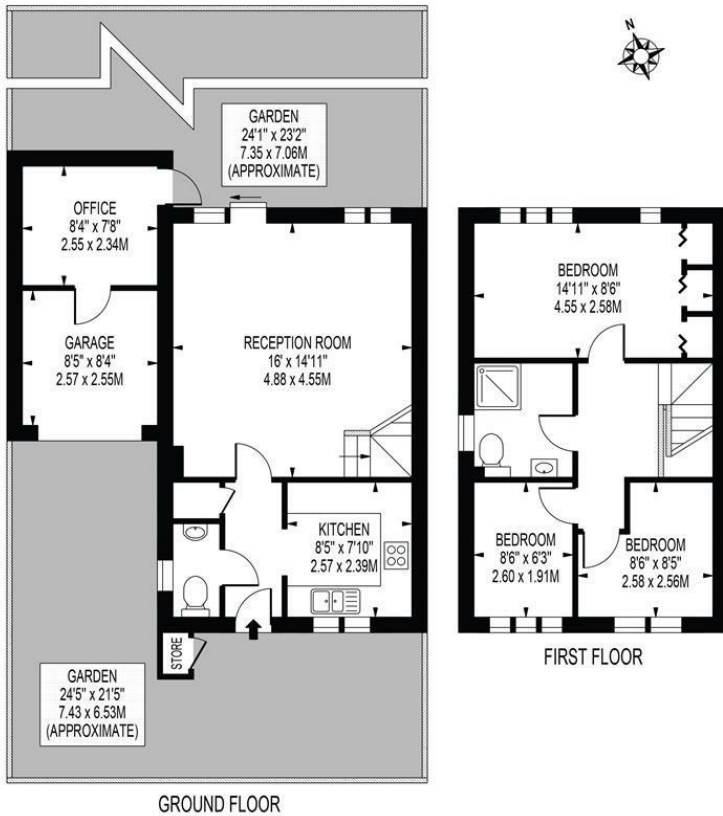


**A well presented presented three bedroom link detached modern family house with off-street parking and a garage, enviably located in a private development in Wimbledon. In excellent condition throughout, boasting a kitchen with integrated appliances, downstairs W/C and an open-plan reception leading out onto a well maintained garden, with a separate home office. Three bedrooms and a three piece family bathroom comprise the first floor, with copious storage in the loft. Positioned in the sought after 'Poets' area of SW19, on the doorstep of Haydons Road Thameslink and close to both Wimbledon Mainline and Northern Line tube. An early viewing is highly recommended.**

## REGENT PLACE

APPROXIMATE TOTAL INTERNAL FLOOR AREA : 888 SQ FT - 82.50 SQ M  
(INCLUDING GARAGE & OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE : 71 SQ FT - 6.55 SQ M  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF OFFICE : 64 SQ FT - 5.97 SQ M

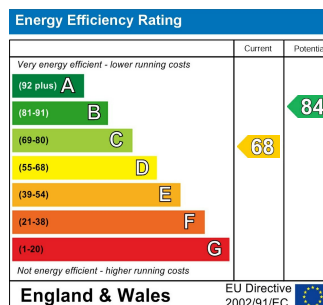


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- Link Detached Freehold Family Home
- Three Bedrooms
- Off-Street Parking for Two Cars
- Garage
- Home Office
- Located in a Private Development
- Close Proximity to Multiple Transport Links
- Freehold (Annual costs for Maintenance of Regent Place approx. £200)
- EPC Rating D
- Council Tax Band E



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