

## Shelton Road Wimbledon, SW19 3AT

£1,075,000 Freehold

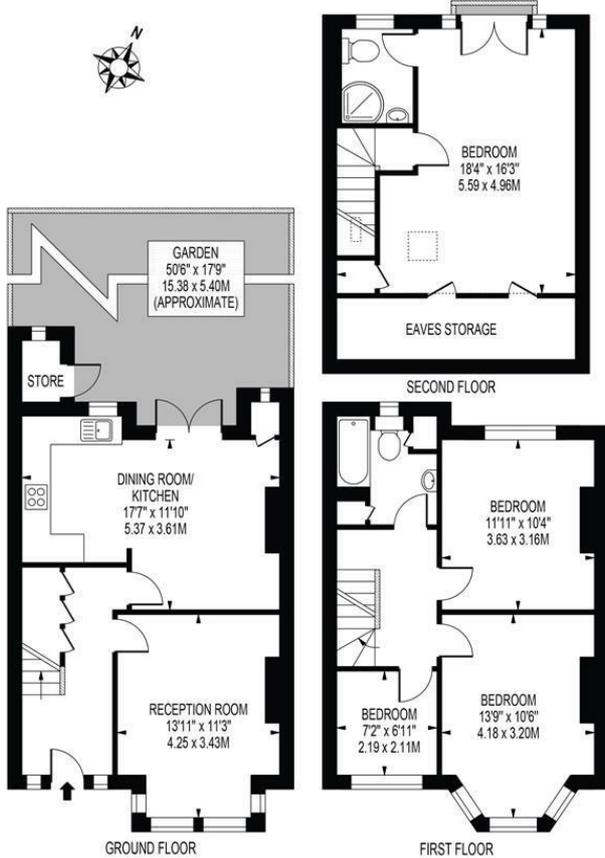


An attractive and charming four bedroom Edwardian family house located in the highly sought-after 'Old Merton Park' area of Wimbledon, hugely popular with families for its quiet roads, highly sought-after local schools and being only moments from The Broadway, Mainline and Underground stations and South Wimbledon Tube. In excess of 1200 sq ft, boasting a spacious front reception and separate kitchen/diner with doors leading out to a superbly presented 50ft rear garden. There is also the potential to extend out on the ground floor, subject to the usual consents. Offering two spacious double bedrooms, a modern family bathroom and a single bedroom/study on the first floor, the loft has been converted to create a principal bedroom with Juliet balcony and ensuite. Viewings are highly recommended.

## SHELTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1266 SQ FT - 117.65 SQ M  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 75 SQ FT - 7.00 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.



- Edwardian Terraced Family Home
- Four Bedrooms
- In Excellent Condition
- 50 ft Landscaped Garden
- Desirable Location in Old Merton Park
- Potential to Extend on the Ground Floor (STPP)
- Walking Distance to South Wimbledon Tube and Wimbledon Station
- Freehold
- EPC Rating C
- Council Tax Band E

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 85        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 71                      |           |
| (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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