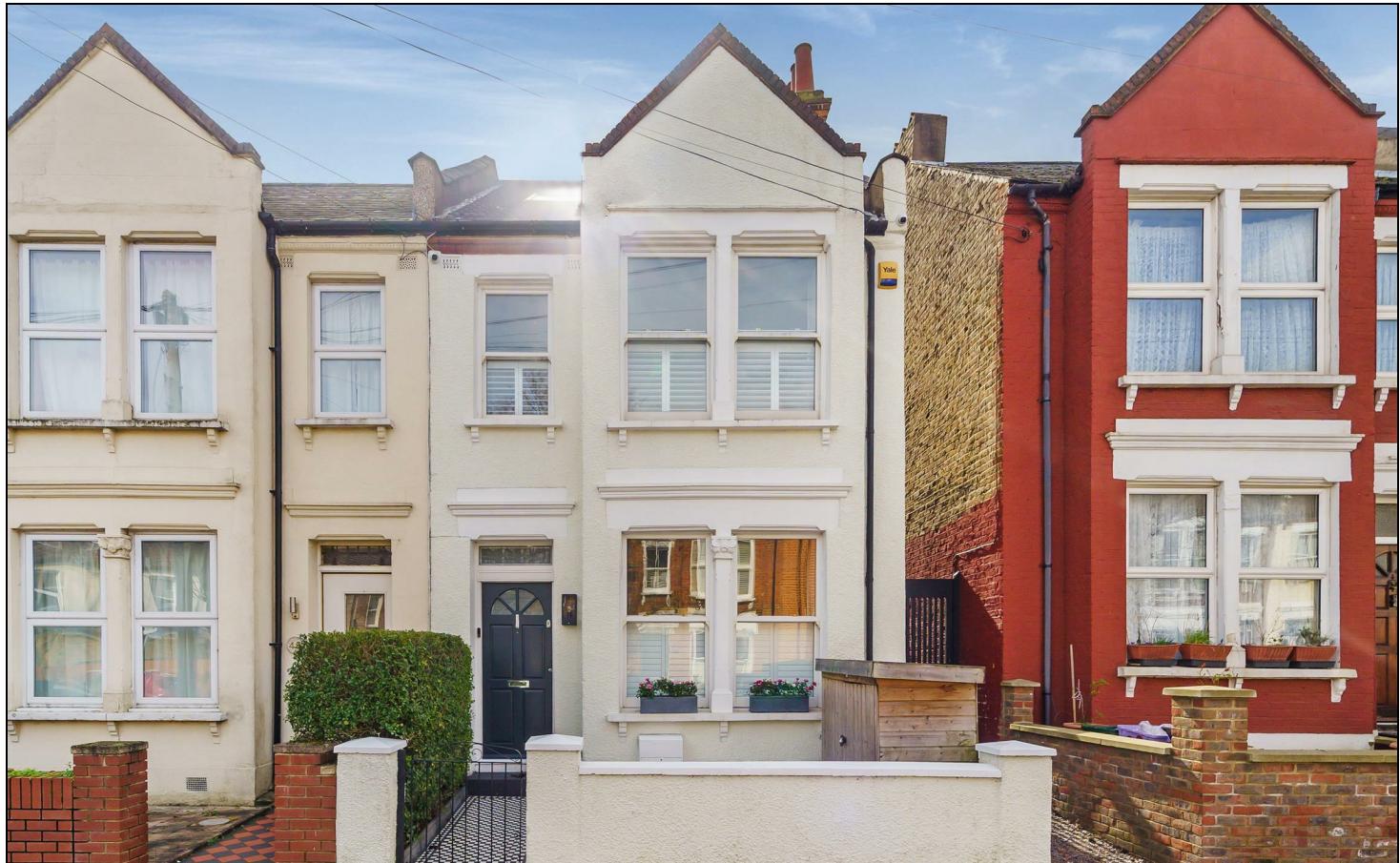


**Havelock Road  
Wimbledon, SW19 8HD**

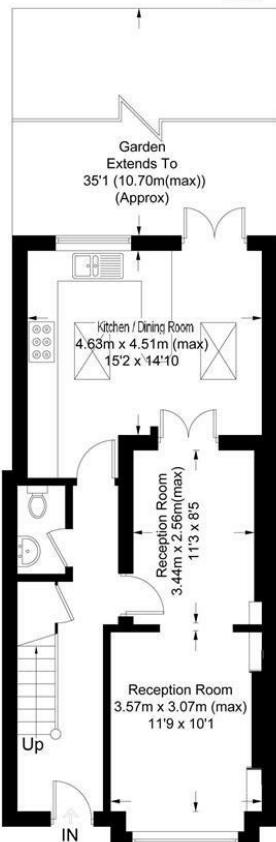
**Offers In Excess Of £875,000 Freehold**



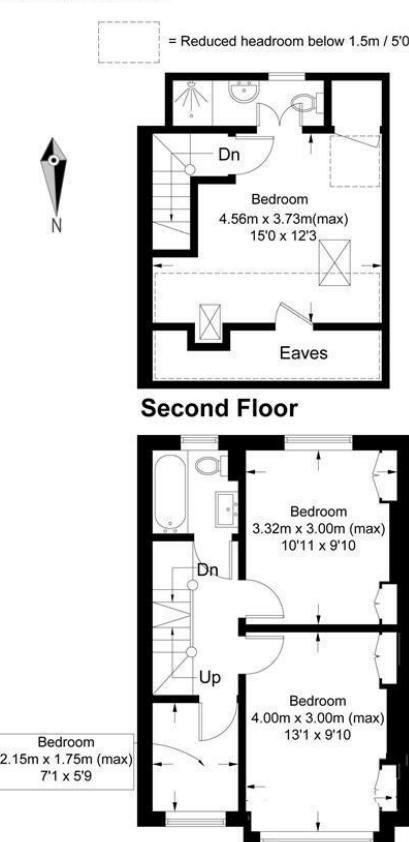
A beautifully presented Victorian four bedroom, two bathroom, halls adjoining, end of terrace family home located in the highly desirable Poets area of Wimbledon on a popular tree lined road. This spacious 1252 sq. ft extended property, which has been tastefully updated, features a through lounge/dining room with feature fireplace, modern fully fitted kitchen located within a full width rear extension with direct access to the south west facing landscaped rear garden. Two double bedrooms, study/bedroom and family bathroom, converted loft with master bedroom and en-suite. Being located close to Wimbledon, Thameslink and Northern Line stations as well as excellent local schools and parks an early viewing is recommended.

## Havelock Road, SW19

Approximate Gross Internal Area  
 Ground Floor = 54.2 sq m / 583 sq ft  
 First Floor = 35.6 sq m / 383 sq ft  
 Second Floor = 26.6 sq m / 286 sq ft  
 Total = 116.4 sq m / 1252 sq ft



### Ground Floor



### First Floor

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.  
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 (ID 234626)

- Fully Extended Victorian Terraced House
- Four Bedrooms
- End of Terrace
- Period Features
- Open Plan Kitchen/Diner
- Desirable Tree-Lined Street in the "Poets Area"
- Walking Distance to Numerous Transport Links
- Southern Aspect Garden
- EPC Rating D
- Council Tax Band E



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		
EU Directive 2002/91/EC		
England & Wales		

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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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