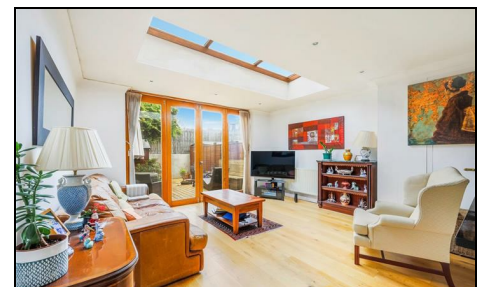


Tennyson Road Wimbledon, SW19 8SH

£835,000 Freehold



Period three bedroom house with extended accommodation featuring an elegant reception room, large kitchen diner family room with patio doors to garden, three bedrooms complimented by 2 bath/shower rooms, plus additional loft study area. A charming period property with character features situated in the popular 'Poets area' of Wimbledon convenient for Wimbledon Town (mainline and district line) South Wimbledon (northern line) and Haydons road (Thameslink) transport connections

Tennyson Road, SW19

Approximate Gross Internal Area = 121.9 sq m / 1312 sq ft



= Reduced headroom below 1.5m / 5'0"



This floor plan is for representation purposes only and is not drawn to scale.
 The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Council Tax Band E - EPC Rating C
- Charming Period House
- Three bedrooms and study
- Two Bath Shower Rooms
- Large Kitchen Diner Family Room
- Private rear garden with decked area
- Attractive brick fascia and period features
- Elegant front reception room with fireplace
- Popular Poets Area Location
- Wimbledon Town amenities and transport links close by

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			
England & Wales		EU Directive 2002/91/EC	84

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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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