# Ellisons

**Wimbledon**
**Sales**
13 Queens Road, Wimbledon
London SW19 8PF
**T** 020 8944 9494
**E** wimbledon@ellisons.uk.com
**www.ellisons.uk.com**

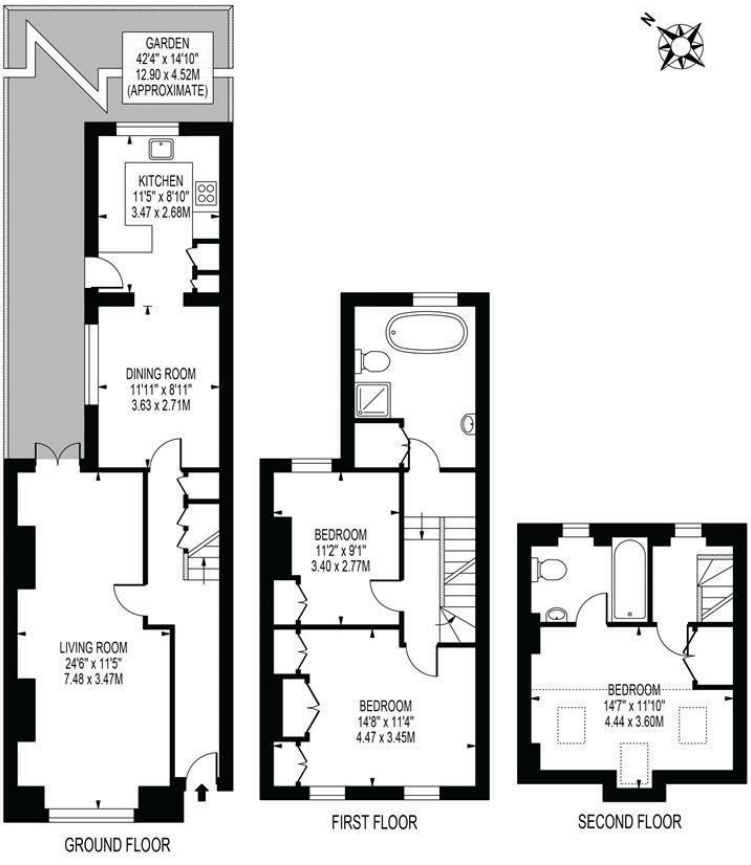
## Norman Road
## Wimbledon, SW19 1BN

## £800,000 Freehold

**A wonderful three double bedroom Victorian Terraced house having been carefully maintained by the current owner with a large through reception room in addition to the well-appointed kitchen/dining room. The property boasts the opportunity for a buyer to extend as they desire (STPP) as well as being tucked away on a quiet residential road within easy reach of excellent transport links, sought after local schools and numerous amenities.**
**Early Viewings Highly Recommended.**

## NORMAN ROAD

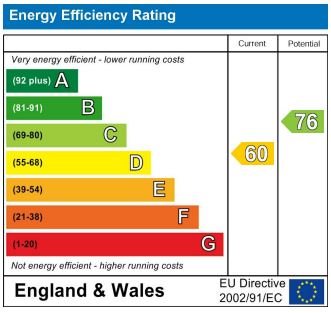
APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1264 SQ FT - 117.43 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **90 SQ FT - 8.39 SQ M**




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.

- Victorian Terraced House
- Three Double Bedrooms
- One Generously Sized Family Bathroom Plus An En-Suite Bathroom
- Kitchen/Dining Room
- Through Living Room
- Excellent Extension Potential (STPP)
- Superb Commuter Links
- Sought after Local Schools
- Council Tax Band E
- EPC Rating D




**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**

arla | propertymark PROTECTED

naea | propertymark PROTECTED

Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

30 YEARS 1989–2019