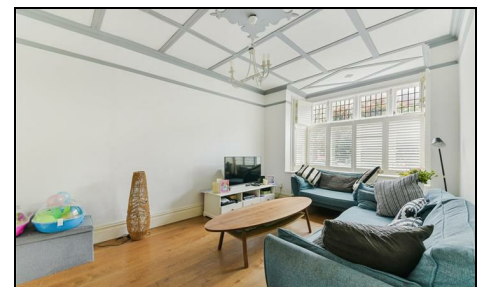


## Mina Road Wimbledon, SW19 3AU

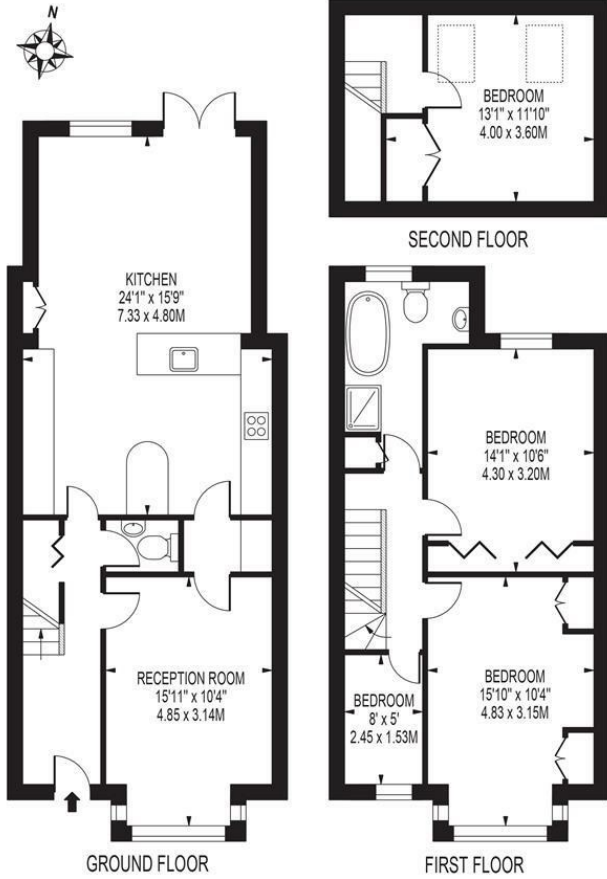
£1,050,000 Freehold



A well presented four bedroom Edwardian family house offered to the market with no onward chain and 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 1300 sq ft, the ground floor consists of an open plan extended kitchen/diner, a separate front reception as well as a downstairs W/C and utility room. Three double bedrooms, family bathroom and a single bedroom/study are arranged over the first and second floors. Early viewings are highly recommended to avoid disappointment.

## MINA ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1307 SQ FT - 121.44 SQ M



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.



- Terraced Edwardian Family Home
- Four Bedrooms
- Open Plan Extended Kitchen/Diner
- Downstairs W/C and Utility Room
- Desirable Old Merton Park Location, nearby sought-after Local Schools
- Walking Distance to South Wimbledon Northern line and Wimbledon Mainline Station
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	64	
(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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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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