

## Garfield Road Wimbledon, SW19 8SB

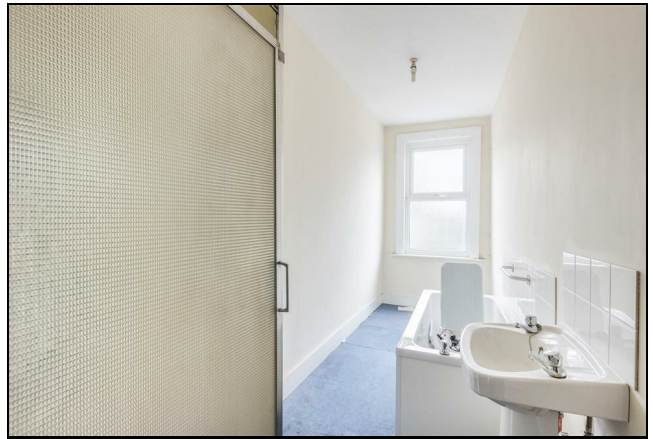
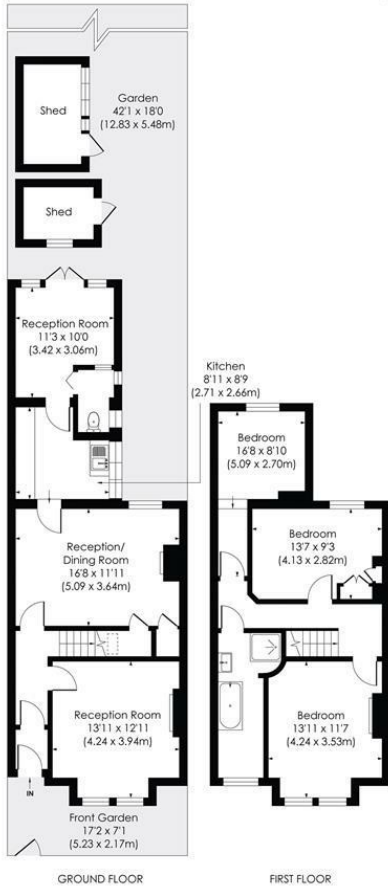
£695,000 Freehold



A three bedroom, three reception, end of terrace Victorian house in need of modernisation with no onward chain and potential to extend on both the ground floor and in the loft, subject to the usual consents. This spacious 1251 sq ft property already benefits from gas central heating and double glazing with a 42 ft garden. Located on a quiet residential street in the heart of Poets in Wimbledon, the property is walking distance to both Thameslink, Northern Line Tube and Mainline stations. Garfield Recreation Ground and Wandle Park are in close proximity and the property is within easy reach of outstanding local schools. Offered to the market with vacant possession, this is a fantastic opportunity to put your mark on a house.

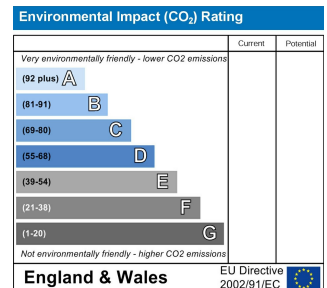
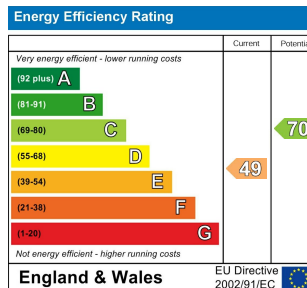
**GARFIELD ROAD, SW19**

Approx. Gross Internal Floor Area  
1251Sq. ft/116.24 Sq. m



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- End of Terrace Victorian House
- Three Bedrooms
- In Excess of 1250 sq ft
- In Need of Modernisation
- Fantastic Extension Potential
- Outstanding Local Schools Nearby
- Walking Distance to Multiple Transport Links
- No Onward Chain
- EPC Rating E - Council Tax Band D



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