Ellisons

Wimbledon
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Caxton Road
Wimbledon, SW19 8SJ

Offers In Excess Of £825,000 Freehold

Offered to the market with no onward chain, a superb three bedroom, two bathroom end of terrace Victorian family home situated in the sought after 'Poets' location of Wimbledon, being within easy reach of both Wimbledon Mainline, Thameslink and Northern Line Stations. Having been improved to a high standard throughout, the ground floor offers a separate reception and a bright and excellent open-plan kitchen/living area with bi-fold doors leading onto the south facing garden. Upstairs are two double bedrooms, modern family bathroom and stairs leading to the master suite in the loft conversion.
VIEWINGS COMMENCE SATURDAY 2ND SEPTEMBER.

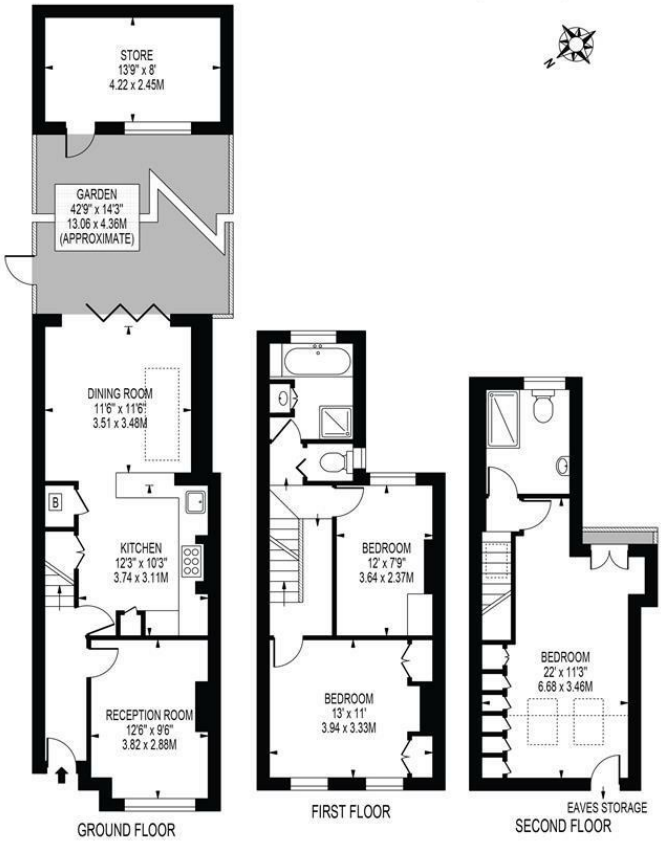
CAXTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1102 SQ FT - 102.38 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1213 SQ FT - 112.69 SQ M**
(INCLUDING RESTRICTED HEIGHT AREA & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: **57 SQ FT - 5.25 SQ M**

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: **111 SQ FT - 10.34 SQ M**



FOR ILLUSTRATION PURPOSES ONLY

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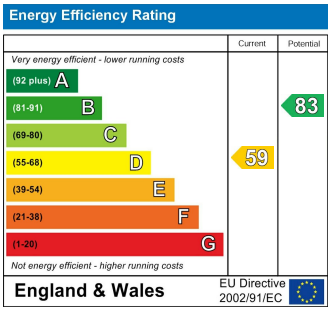
- Victorian End of Terrace Family Home
- Three Bedrooms
- Bright Open-Plan Kitchen
- South Facing Garden
- Poets Location of Wimbledon
- Close Proximity to Good Schools and Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band D



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30 YEARS 1989–2019