

## Havelock Road Wimbledon, SW19 8HB

£875,000 Freehold



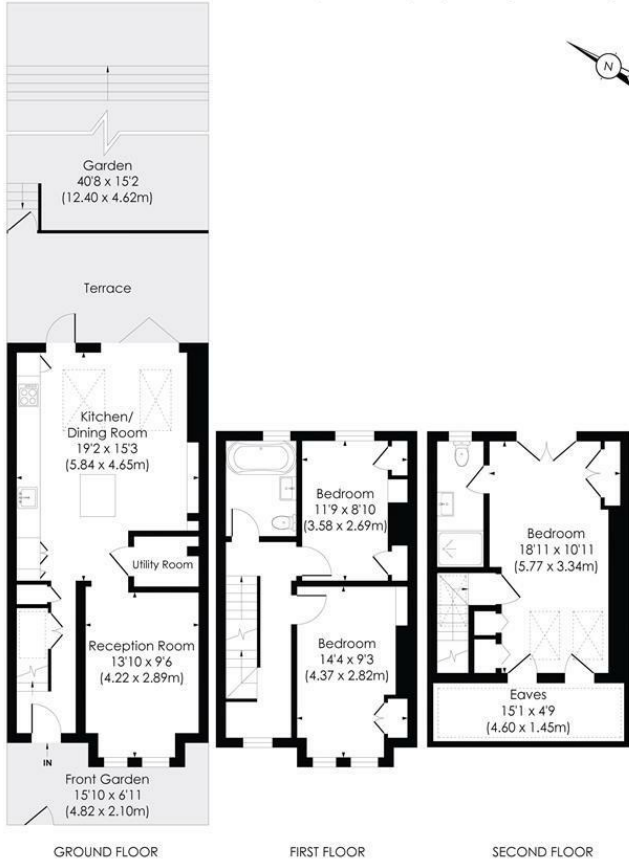
A fantastic example of a fully extended three bedroom, two bathroom, Victorian terraced family home located on this popular tree-lined street in the Poets Area, situated close to Haydons Road Thameslink station, excellent schools and within walking distance to Wimbledon town centre. Tastefully updated by the current owners and in excellent condition throughout with copious storage, the ground floor boasts a separate reception room with feature fireplace, separate utility room, and a superb open-plan kitchen/dining area with integrated appliances and bi-fold doors leading out onto a raised terrace and landscaped garden. Upstairs there are two double bedrooms and a modern family bathroom on the first floor, with the master bedroom and en-suite in the converted loft. An early viewing is highly recommended.

**HAVELOCK ROAD, SW19**

Approx. Gross Internal Floor Area

**1259 Sq. ft/117.01 Sq. m** (Including reduced height)

**1182 Sq. ft/109.77 Sq. m** (Excluding reduced height)



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.

- Fully Extended Victorian Terraced House
- Three Double Bedrooms
- Excellent Condition Throughout
- Superb Open-Plan Ground Floor Extension
- Attractive Landscaped Garden
- Desirable Tree-Lined Street in the "Poets Area"
- Walking Distance to Numerous Transport Links
- Freehold
- EPC - TBC
- Council Tax Band D

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	

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