

Hartfield Crescent Wimbledon, SW19 3SA

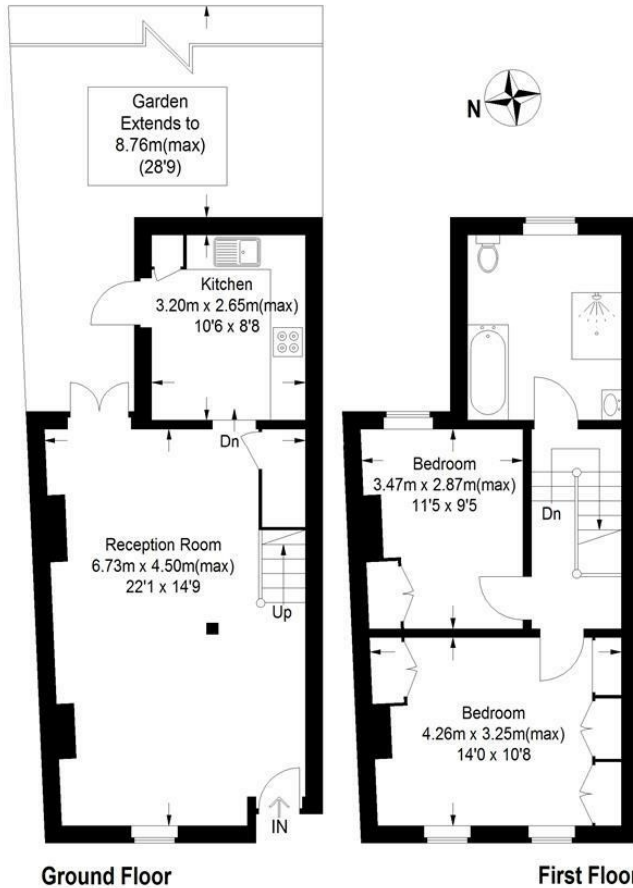
£750,000 Freehold



A well presented, two double bedroom, Victorian family home with no onward chain located moments from Wimbledon town centre and within priority catchment of Dundonald Primary School. This lovely property has lots of character and great potential to extend subject to the usual consents. The bright open plan living/dining area with exposed chimney breasts leads into a beautiful kitchen with access out to a low maintenance pretty garden. Upstairs are two good double bedrooms and a spacious family bathroom.

Hartfield Ctescent, SW19

Approximate Gross Internal Area
 Ground Floor = 38.7 sq m / 417 sq ft
 First Floor = 38.7 sq m / 416 sq ft
 Total = 77.4 sq m / 833 sq ft



Ground Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure of the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Victorian Family Home
- Two Double Bedrooms
- Beautiful Kitchen
- Potential to Extend STPP
- No Onward Chain
- Lots of Character
- Priority Catchment to Dundonald School
- Moments from Wimbledon Town Centre
- EPC Rating D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	68	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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