

## Birkbeck Road Wimbledon, SW19 8NZ

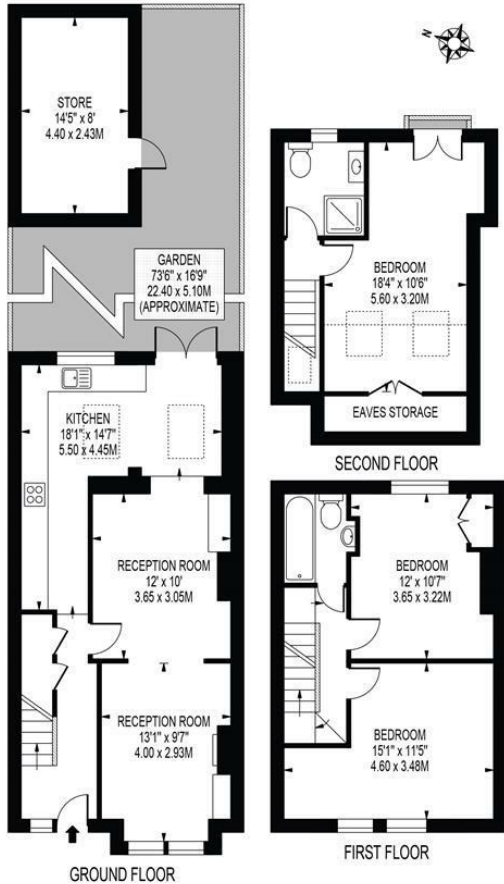
Offers In Excess Of £950,000 Freehold



**VIEWINGS COMMENCE ON SATURDAY 18th NOVEMBER - CONTACT US TO RESERVE YOUR APPOINTMENT**  
With no onward chain this very well presented, extended, three double bedroom, two bathroom Victorian family home boasts a large 73 ft garden with off street parking at the rear. Situated in the ever popular South Park Gardens area of Wimbledon the house is within close proximity to outstanding local schools and great transport links. On the ground floor is a double length reception room which leads into a wrap around kitchen/diner area. Upstairs are two large bedrooms, family bathroom and a master with en suite shower room in the converted loft. As properties in this area with large gardens are rare an early viewing is highly recommended.

**BIRKBECK ROAD**

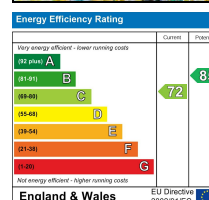
APPROXIMATE GROSS INTERNAL FLOOR AREA: 1174 SQ FT - 109.10 SQ M  
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING STORE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 83 SQ FT - 7.68 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 115 SQ FT - 10.69 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

- Three Double Bedroom Victorian Home
- Two Bathrooms
- Large 73 ft Garden
- No Onward Chain
- Double Length Reception
- Close to Excellent Schools
- Close to Transport
- Freehold
- Council Tax Band E
- EPC Rating C



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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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