

Durnsford Road Wimbledon, SW19 8HQ

£565,000 Freehold



Offered to the market with no onward chain, a three bedroom End of Terrace family home in Wimbledon, boasting off-street parking, a 106 ft private garden and fantastic potential to extend (STPP).

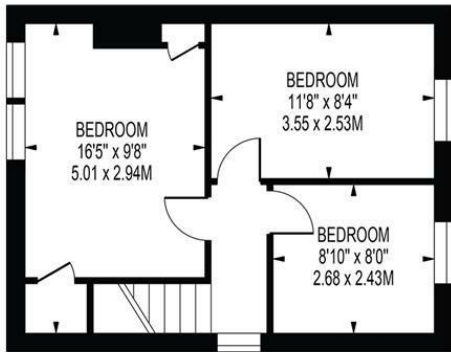
With porch entry, the ground floor comprises a spacious reception, a separate kitchen and three piece family bathroom. Opening out onto a significantly large rear garden with the benefit of side access, there is superb scope to extend out further on the ground floor. Upstairs includes three well-appointed double bedrooms incorporating newly installed double glazing. There is further potential to extend into the loft to add a fourth bedroom and ensuite, subject to the usual consents.

Located on Durnsford Road, SW19, the property is less than 500 metres from Haydons Road Thameslink, and within walking distance of Wimbledon Park District Line. Wimbledon Town Centre, Mainline Train Station and the numerous bars, shops, restaurants and amenities are also nearby.

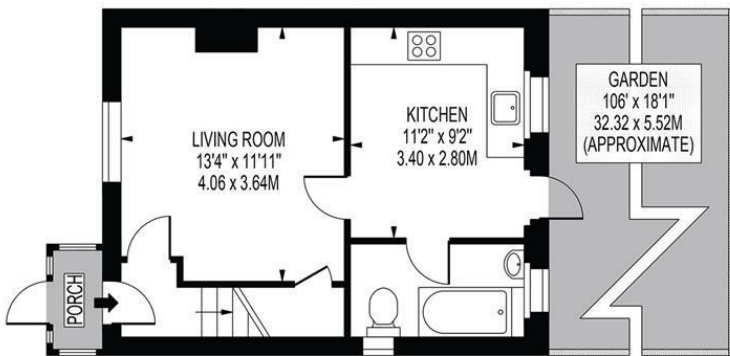
This is a brilliant opportunity to put your mark on a freehold house in Wimbledon, viewings are highly recommended.

DURNSFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 702 SQ FT - 65.19 SQ M



FIRST FLOOR



GROUND FLOOR

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.



- End of Terrace Family Home
- Three Bedrooms
- Off Street Parking
- 106 ft Private Garden
- Close Proximity to Multiple Transport Links and Excellent Primary Schools
- Superb Extension Potential (STPP)
- No Onward Chain
- Freehold
- EPC Rating - E
- Merton 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		53	80
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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