

## Hardy Road Wimbledon, SW19 1JB

£675,000 Freehold

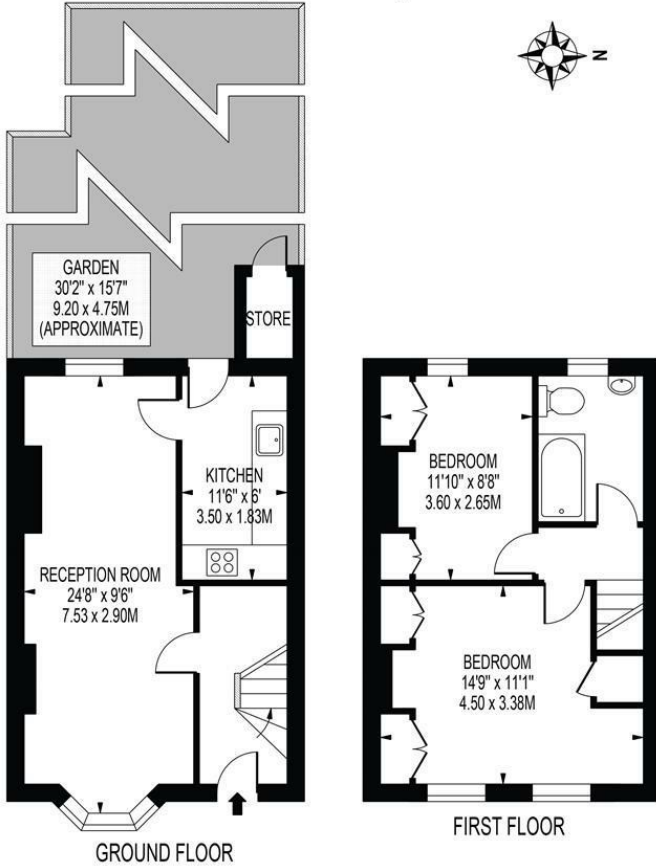


Arranged over two floors, this spacious home benefits from an expansive double reception and kitchen area, laid out for modern living, taking advantage of the private sunny garden. With two double bedrooms and large bathroom on the first floor, there are opportunities to expand in the loft space (subject to standard planning consents) as many neighbours have already undertaken, greatly boosting the space to a further double bedroom and second bathroom.

Hardy Road is a popular road of attractive homes, close to the green spaces of South Park and a short walking distance to South Wimbledon Station and nearby shops.

## HARDY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 685 SQ FT - 63.60 SQ M  
(EXCLUDING STORE)



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.



- Located in the "Battles" Area of Wimbledon
- Chain Free
- Modern Kitchen with Fitted Appliances
- Two Well-Proportioned Double Bedrooms
- Lovely West Facing Rear Garden - Ideal Space to Relax and Entertain
- Excellent Scope to Extend (STPP)
- Moments From a Range of Amenities and Transport Links
- Freehold
- EPC Rating D
- Council Tax Band E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	73
(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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