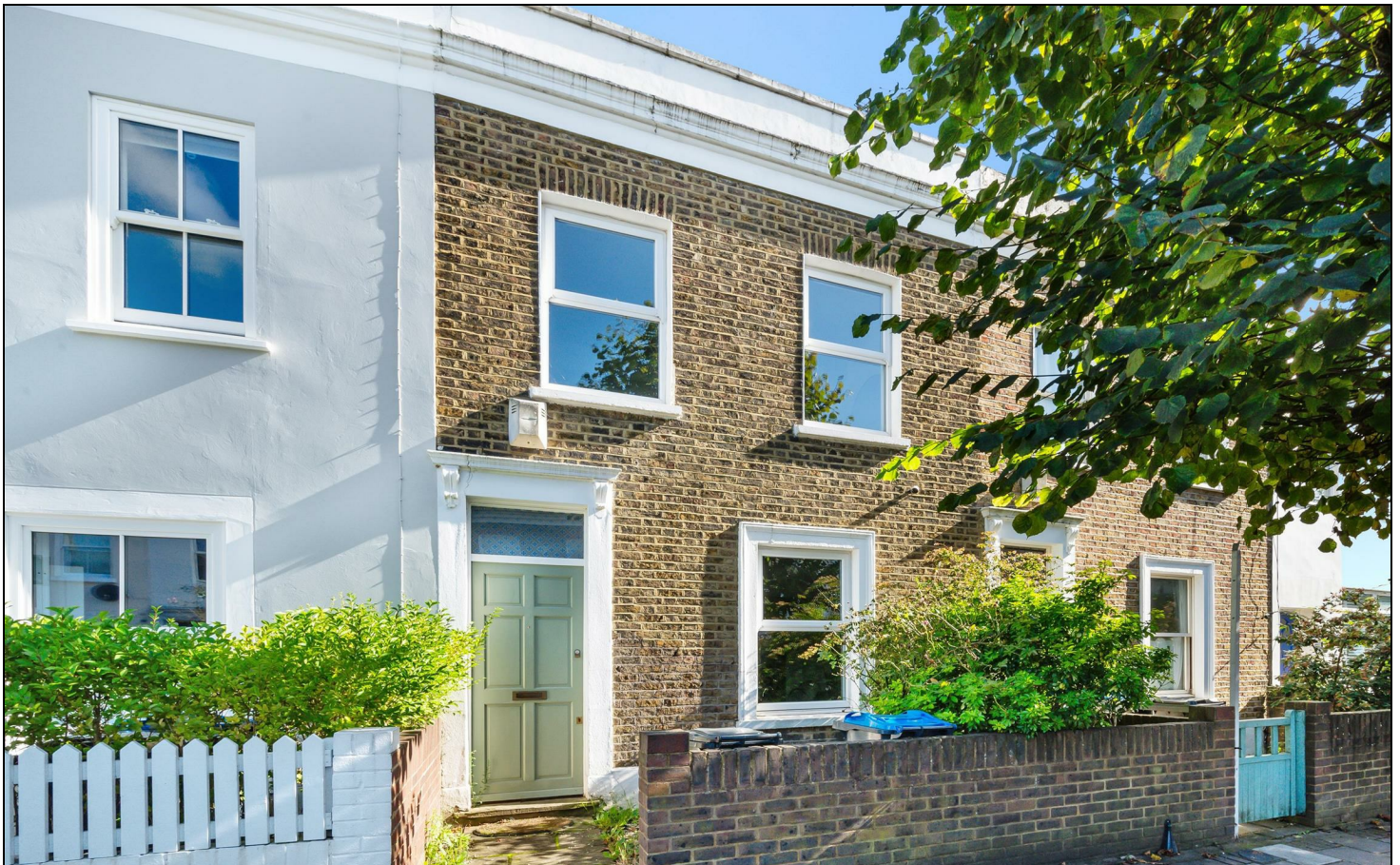


Hartfield Crescent Wimbledon, SW19 3SD

£850,000 Freehold

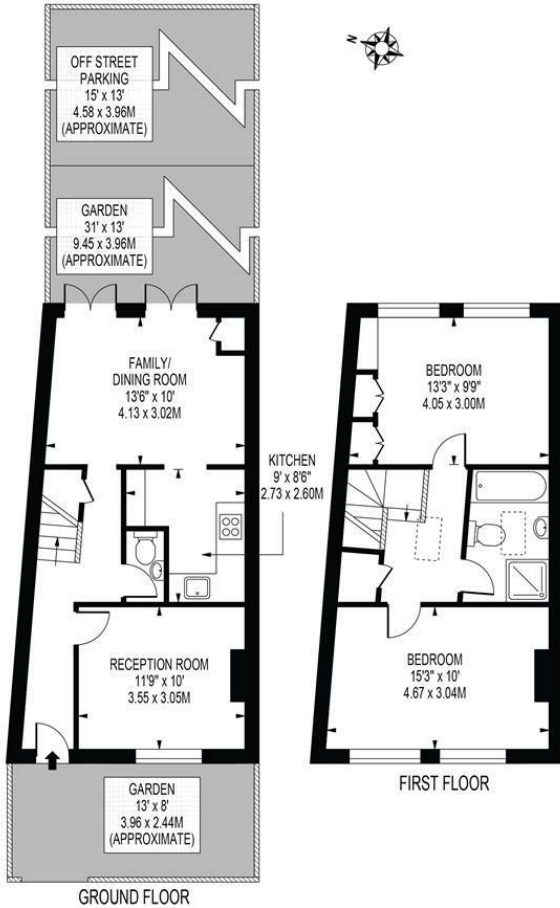


VIEWINGS TO COMMENCE ON SATURDAY 19TH OCTOBER

Offered to the market with No Onward Chain this charming and characterful two-bedroom period house is located only moments from Wimbledon High Street and station as well as being set within sought after local school catchment areas. Boasting a cosy lounge, spacious kitchen/dining room with doors leading to a paved rear garden and the secure off street parking. One of the many benefits of this house is that it is sold with planning permission in place to extend further on the ground floor. To the first floor there is two double bedrooms and a luxurious bathroom suite.

HARTFIELD CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 862 SQ FT - 80.2 SQ M



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.

- No Onward Chain
- Two Double Bedrooms
- Luxurious Bathroom Suite
- Off Street Parking
- Central Wimbledon Location
- Moments From High Street and Station
- Planning Permission Granted for Ground Floor Extension
- 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	62	77
(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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