

## Cromwell Road Wimbledon, SW19 8LF

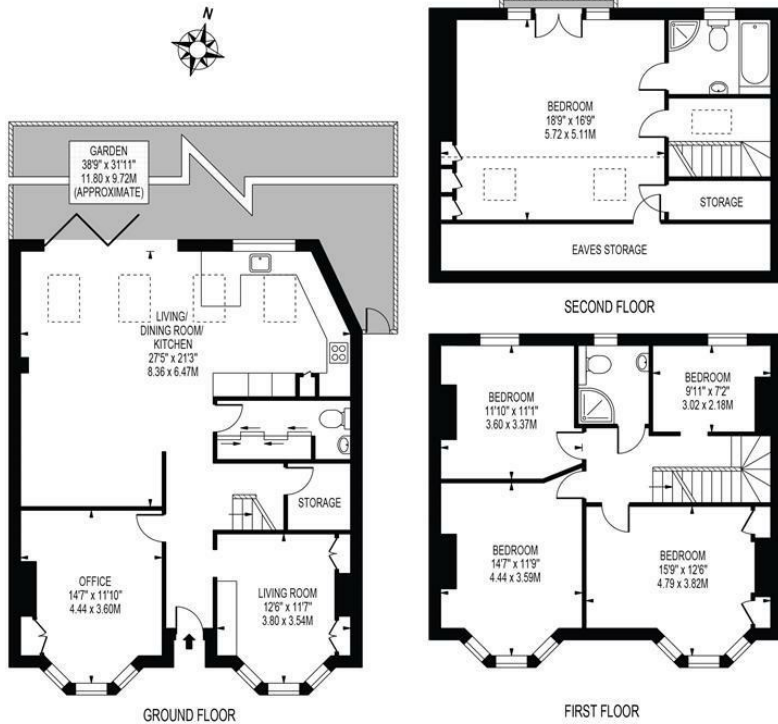
£1,875,000 Freehold



A stunning, five bedroom, semi-detached double fronted Victorian family home in excellent condition throughout offering over 2000 sq. ft. of living space. Set over three floors with two reception rooms, separate utility room and w/c, a wonderful modern kitchen with large dining area, intercommunicating lounge and bi-folding doors opening onto a good size landscaped garden, ideal for entertaining. On the first floor there are three large double bedrooms, a further single bedroom/study and family shower room, whilst the principal bedroom and en suite bathroom is on the top floor and boasts a Juliette Balcony. Situated in a highly sought after residential road within easy reach of both Thameslink and Mainline/Underground stations. As properties of this style are in high demand an early viewing is highly recommended.

**CROMWELL ROAD**

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 2177 SQ FT - 202.25 SQ M  
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 217 SQ FT - 20.16 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.



- Five Bedroom Double Fronted Family Home
- Superb Open Plan Entertaining Space
- Principal Bedroom With En-Suite
- Highly Sought After Location
- Excellent Condition Throughout
- Separate Utility Room
- Close To Transport Links
- Freehold
- Current EPC Rating - D
- Council Tax - Band F

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
92-100 (A)	78
81-91 (B)	
69-80 (C)	
55-68 (D)	
49-54 (E)	
45-48 (F)	
35-44 (G)	
1-34 (H)	58
Very energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

