

## The Quadrant Wimbledon, SW20 8SP

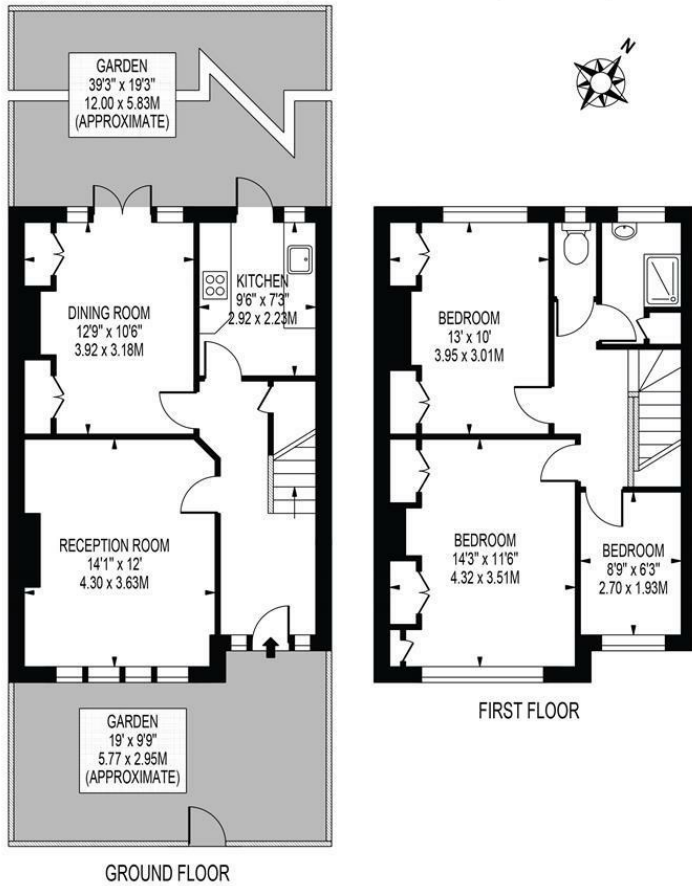
**£850,000 Freehold**



**Offered with no onward chain, this desirable three bedroom, two reception terraced family home boasts excellent extension potential (STPP) and is superbly positioned on a much sought after tree-lined road in the Dundonald Park area of Wimbledon. Having been impeccably well cared for by the current owner the property offers a buyer the opportunity to put their own stamp on a house. Being located close to the ever popular Dundonald and Wimbledon Chase primary schools, an early viewing is highly recommended.**

## THE QUADRANT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 969 SQ FT - 90.00 SQ M



- No Onward Chain
- Highly Sought After Local Schools
- Three Bedrooms
- Two Reception Rooms
- Sought After Location
- Close to Wimbledon Town Centre
- Excellent Extension Potential (STPP)
- Freehold
- Council Tax Band E
- Current EPC Rating - C

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | 88        |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            | 69      |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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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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