

Balfour Road Wimbledon, SW19 1JU

£965,000 Freehold



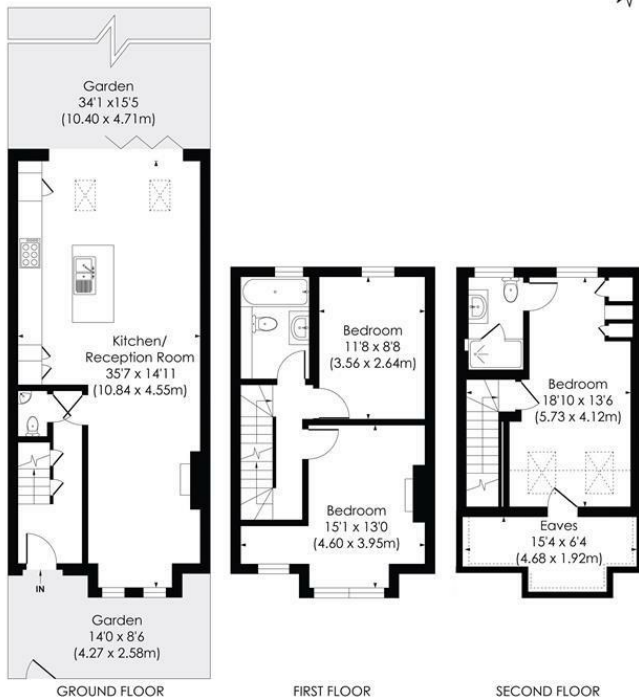
Offered with no onward chain, a beautifully presented, three bedroom, mid terrace, Victorian family home situated on a quiet residential road close to excellent transport links and sought after schools in the Ministers area of Wimbledon. Fully extended by the current owners, the ground floor comprises a downstairs W/C, full length open plan reception/entertaining area with European Oak wooden flooring throughout and a modern kitchen with stone counter tops and integrated appliances. Bi-fold doors open out onto the private rear garden offering rear access from a side street. Boasting luxurious bathroom suites, three double bedrooms with the benefit of copious storage arranged over the upper floors.

BALFOUR ROAD, SW19

Approx. Gross Internal Floor Area

1201 Sq. ft/111.62 Sq. m (Including Reduced Height)

1115 Sq. ft/103.64 Sq. m (Excluding Reduced Height)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle
PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Fully Extended Victorian Family Home
- Beautifully Presented Throughout
- Three Bedrooms
- Two Bathrooms and W/C
- Open Plan Living
- Close to Excellent Transport Links and Sought after Schools
- No Onward Chain
- 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	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not 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

