

## Wilfred Owen Close Wimbledon, SW19 8SW

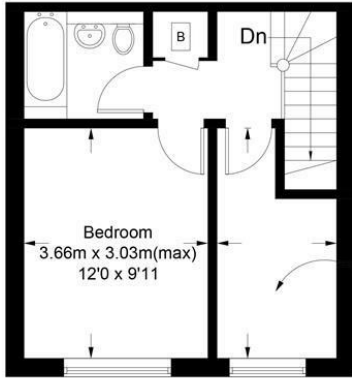
£475,000 Freehold



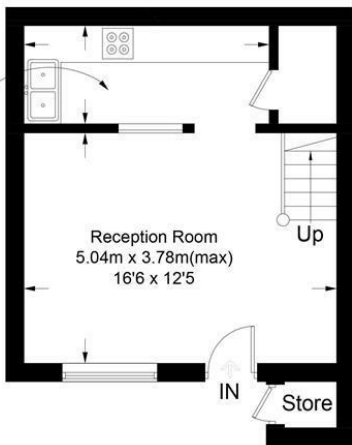
**A two double bedroom Freehold house in beautiful condition throughout with two allocated parking spaces, situated in the sought after Poets area of Wimbledon, being within easy reach of the Town Centre and Mainline Station. On the ground floor there is an open plan living/dining room and fully fitted modern kitchen with excellent storage space, whilst there are two double bedrooms and family bathroom on the first floor. With a pretty front garden this would be a fantastic purchase for both first time buyers and rental investors alike.**

**Wilfred Owen Close, SW19**

Approximate Gross Internal Area  
 Ground Floor = 28.2 sq m / 303 sq ft  
 First Floor = 28.8 sq m / 310 sq ft  
 Store = 0.7 sq m / 7 sq ft  
 Total = 57.7 m / 620 sq ft



**First Floor**



**Ground Floor**

This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.  
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 (ID 344754)



- Freehold House
- Two Double Bedrooms
- Open Plan Living/Dining Room
- Poets Location
- Two Allocated Parking Spaces
- Great Condition Throughout
- Excellent Transport Links
- Ideal First Time Purchase
- EPC Rating C
- Council Tax Band D

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         | 89        |
| (81-91)                                     | B | 72                      |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (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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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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