

Hardy Road Wimbledon, SW19 1JA

Offers In Excess Of £1,100,000 Freehold

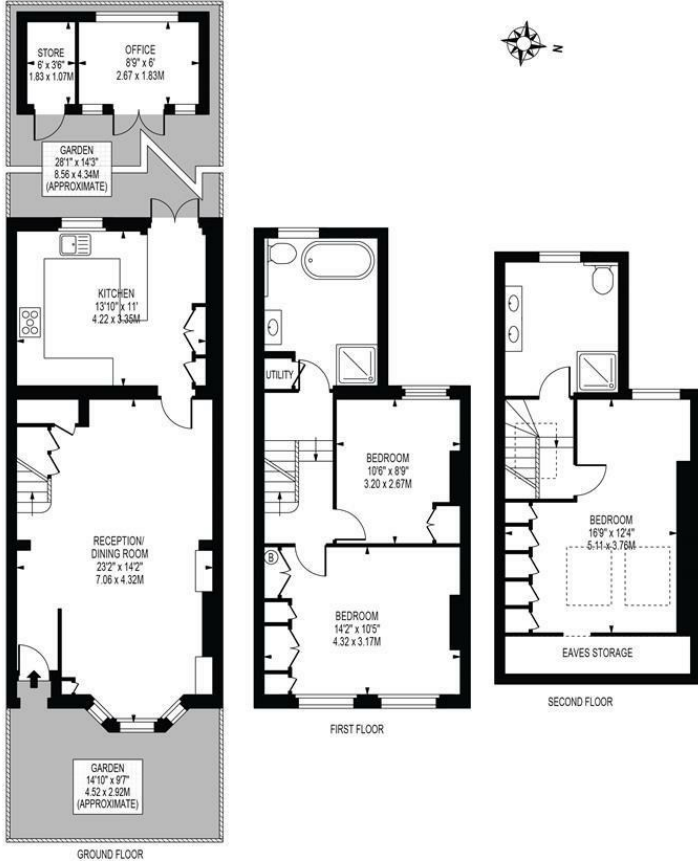


VIEWINGS COMMENCE ON SATURDAY 1st FEBRUARY

Situated in the heart of the highly desirable "Battles" area of Wimbledon and spanning an impressive 1,229 square feet, the property boasts three spacious double bedrooms, two recently upgraded luxurious bathroom suites and a stunning through reception room as well as a fantastic fitted kitchen featuring exquisite quartz worktops that provide both style and functionality. The west-facing rear garden allows for plenty of natural light throughout the day. Additionally, the garden features a charming pagoda and a modern garden room that can serve as a study or a peaceful space to unwind.

HARDY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1229 SQ FT - 114.18 SQ M**
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA, EXCLUDING OFFICE & STORE)
 APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT AREA: **37 SQ FT - 3.44 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF OFFICE: **53 SQ FT - 4.89 SQ M**
 APPROXIMATE GROSS INTERNAL AREA OF STORE: **21 SQ FT - 1.96 SQ M**

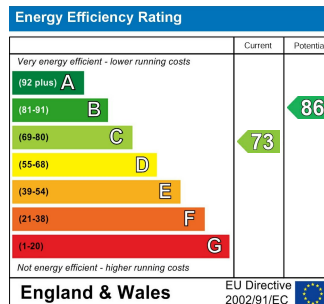


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- Fully Extended Victorian Terraced House
- "Battles" Area Of Wimbledon
- Three Double Bedrooms
- Luxurious Bathroom Suites
- Garden Room / Study
- Sought After Local Schools
- Fantastic Transport Links
- Freehold
- Current EPC Rating - C
- Council Tax Band - E



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