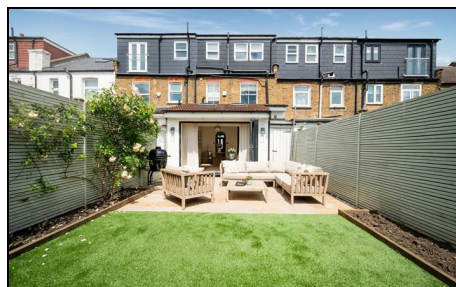


Havelock Road Wimbledon, SW19 8HD

£950,000 Freehold

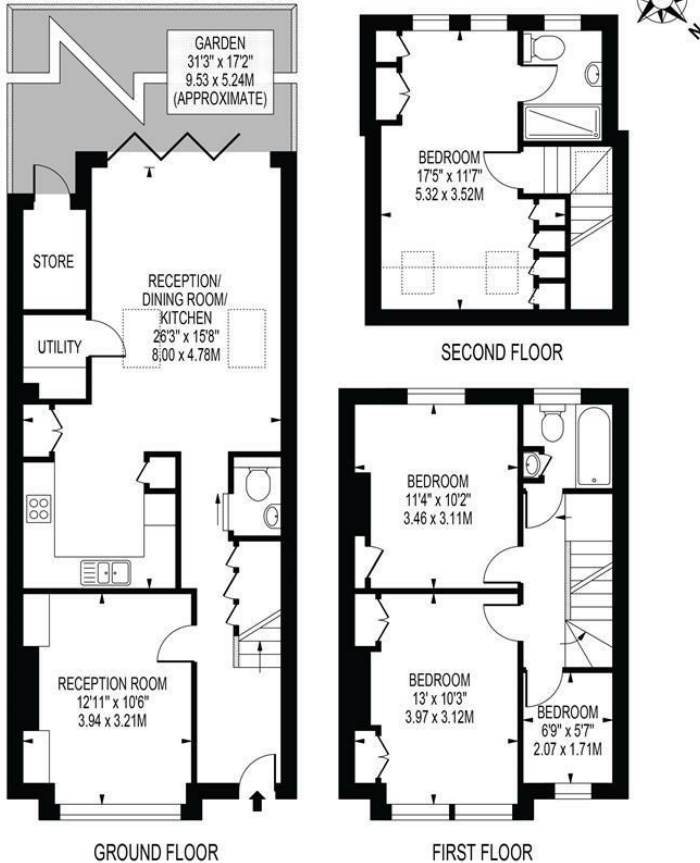


A simply stunning, 1227 sq ft, four bedroom, two bathroom Victorian family home which has been beautifully presented throughout and is located on this quiet street close to Haydons Road Thameslink station and Wimbledon town centre. This wonderful home benefits from a lovely front reception, w/c and a fantastic open plan kitchen/living area with bi-fold doors that open out onto a Southerly facing landscaped garden. On the first floor there are two good double bedrooms, a single/study and a modern bathroom whilst the master with large en-suite is in the converted loft. Houses of this quality are incredibly rare.

HAVELOCK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1227 SQ FT - 114.02 SQ M
(EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 23 SQ FT - 2.16 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.

- Victorian Terraced House
- Four Bedrooms
- Two Bathrooms
- Stunning Open Plan Kitchen/Dining Room
- South Facing Rear Garden
- Superb Finish Throughout
- "Poets Area"
- Freehold
- EPC Rating C
- Council Tax Band D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		84
B		
C	71	
D		
E		
F		
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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Lettings in Merton**

