

**Ashcombe Road
Wimbledon, SW19 8JP**

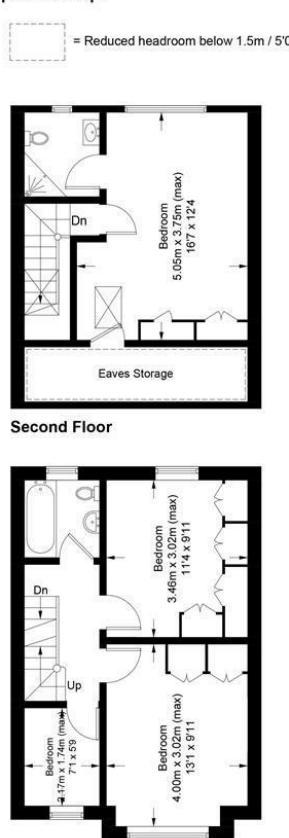
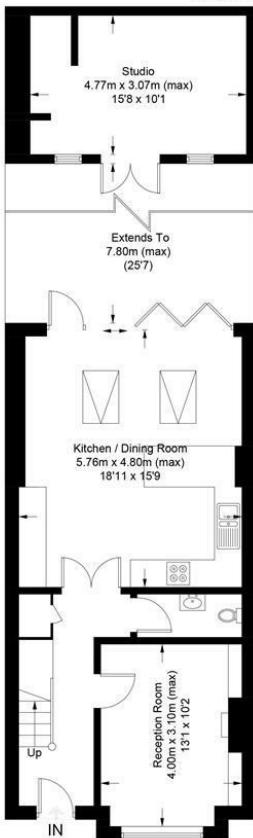
£875,000 Freehold



A well presented, four bedroom, two bathroom, fully extended Victorian family home with a Southerly facing garden located close to Wimbledon town centre and excellent local schools. Benefiting from a front living room, w/c and a bright open-planned kitchen/dining area with bi-fold doors that lead out to the sunny garden and studio at the rear. Upstairs are two double bedrooms, a study and family bathroom whilst the large master bedroom with en-suite is located in the converted loft.

Ashcombe Road, SW19

Approximate Gross Internal Area = 119.4 sq m / 1285 sq ft
 (Including Eaves Storage)
 Studio = 14.5 sq m / 156 sq ft
 Total = 133.9 sq m / 1441 sq ft



Ground Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale.
 The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Four Bedroom Victorian Family Home
- Southerly Facing Garden
- Open-Planned Bright Kitchen/Dining Area
- W/C
- Two Bathrooms
- Rear Studio
- Close to Wimbledon Town Centre
- Close to Excellent Local Schools



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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