

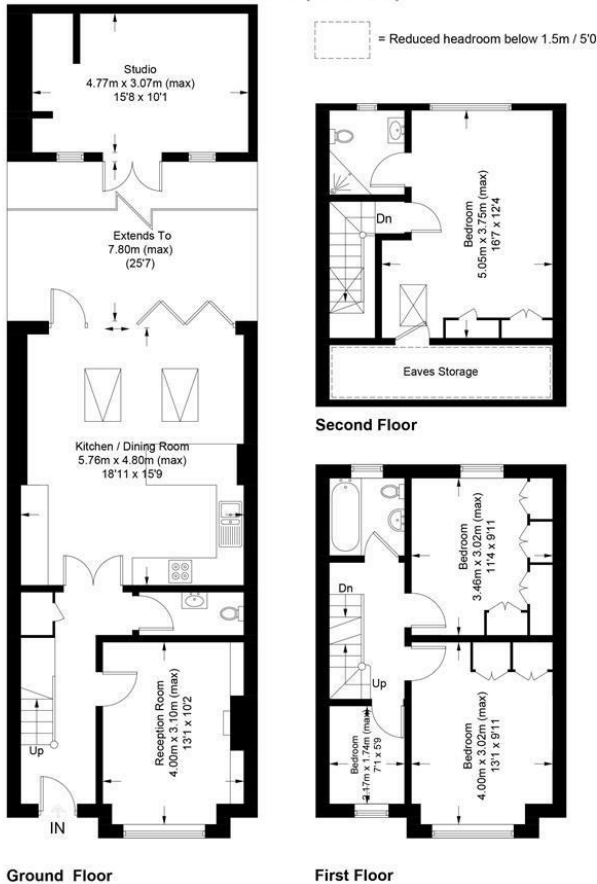
## Ashcombe Road Wimbledon, SW19 8JP

**£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. Benefitting 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



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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
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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