

## Alexandra Road Wimbledon, SW19 7JZ

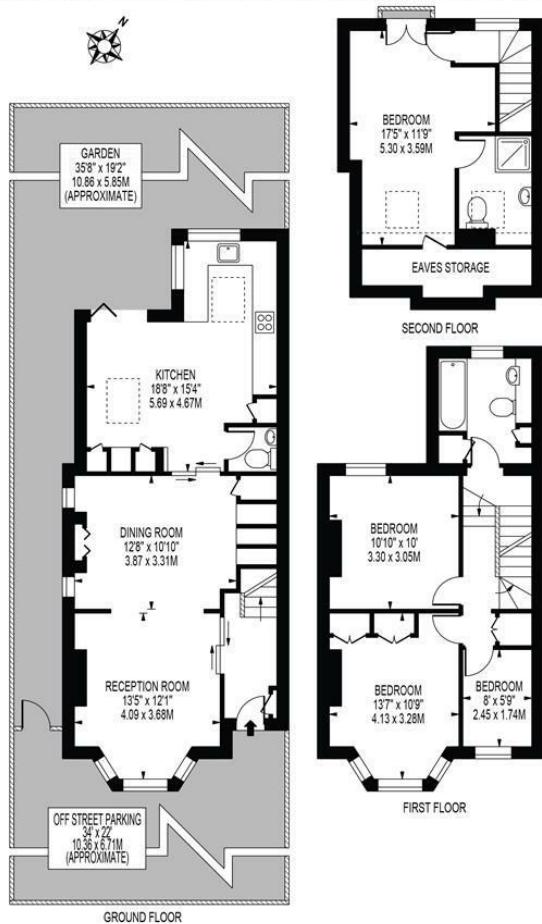
**£1,300,000 Freehold**



Situated on Alexandra Road this delightful and well-maintained four-bedroom, two bathroom semi-detached house offers an impressive 1,356 square feet of living space set within a close proximity of Wimbledon town centre. With a spacious through reception room, a well-appointed eat-in kitchen with doors opening out to a well landscaped rear garden, downstairs w/c, four bedrooms, two bathrooms and boasting off-street parking - a rare find in this bustling area. Additionally, there is further extension potential (STPP) allowing you to tailor the home to your specific needs and desires.



**ALEXANDRA ROAD**  
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: **1355 SQ FT - 125.90 SQ M**  
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT AREA: **64 SQ FT - 5.91 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.

- Period Semi-Detached House
- No Onward Chain
- Close To Wimbledon Town Centre and Station
- Four Bedrooms
- Two Bathrooms
- Off Street Parking for Two Cars
- Further Extension Potential (STPP)
- Freehold
- Current EPC Rating - C
- Council Tax Band - E



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-10) <b>G</b>		
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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