

## Durnsford Road Wimbledon, SW19 8HJ

£695,000 Freehold



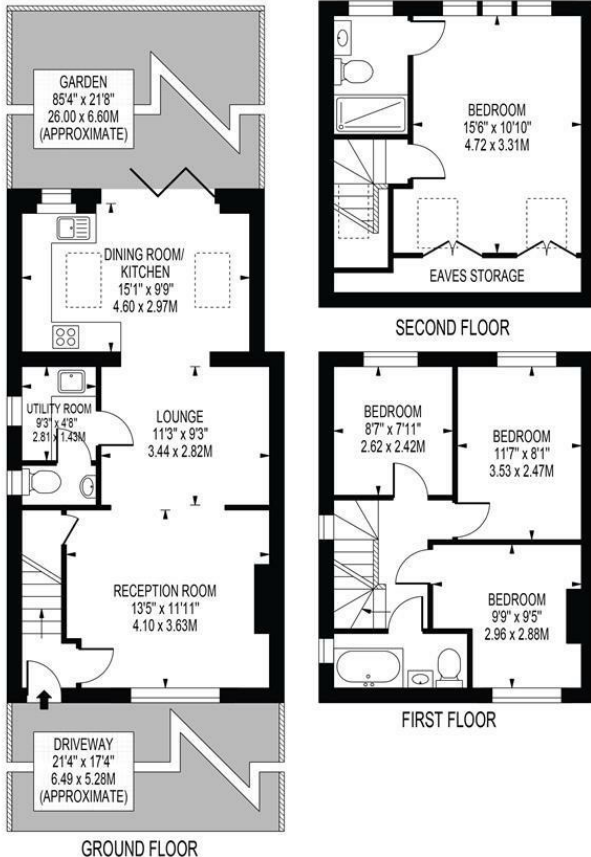
**VIEWINGS COMMENCE FROM SATURDAY 16th SEPTEMBER.**

A well presented and fully extended four bedroom end of terrace family home, with the benefit of a 85ft garden and off-street parking in Wimbledon. Renovated to a high standard by the current owners, the property boasts a double length open-plan reception leading onto both a downstairs w/c and utility room, whilst the ground floor kitchen extension with bi-fold doors opens out onto a sunny and larger than average south facing garden with rear access. The first floor comprises three bedrooms and family bathroom, with the principal bedroom and modern ensuite in the recently converted loft. Located within walking distance to Haydons Road Thameslink, Wimbledon Park District Line and close to both Wimbledon Town Centre with multiple parks and green spaces nearby, the house is also within the catchment area for excellent schools including Wimbledon Park Primary School.

## DURNSFORD ROAD

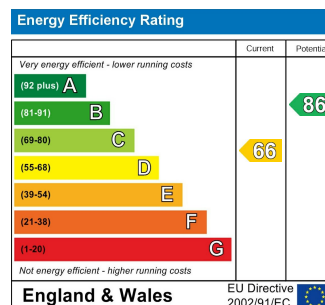
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1163 SQ FT - 108.00 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE: 34 SQ FT - 3.14 SQ M



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.

- End of Terrace Family Home
- Four Bedrooms
- Two Bathrooms Plus W/C
- In Excellent Condition Throughout
- Superb 85 ft Rear South Facing Garden
- Close Proximity to Multiple Transport Links and Excellent Primary Schools
- Off-Street Parking
- Freehold
- EPC Rating D
- Council Tax Band E



For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

