

Hamilton Road Wimbledon, SW19 1JF

£1,100,000 Freehold



A beautifully presented three double bedroom, two bathroom semi-detached family home located in the heart of the renowned 'Battles' area of Wimbledon, offered to the market with a superb west facing garden and no onward chain.

Boasting a spacious front reception with log burner, and a stunning open-plan kitchen/reception with integrated appliances and bi-fold doors opening up to a low-maintenance garden with side access, a newly constructed patio and fence plus a significant cabin at the rear. Upstairs are two well-appointed double bedrooms (one with built-in wardrobes) and a modern family bathroom, with a bright and airy double bedroom on the top floor with a Juliet balcony and large en-suite shower room.

Situated halfway down a quiet and residential no through road, only moments from South Wimbledon Northern Line Tube and a short walk to Wimbledon Town Centre with its array of shops, bars, restaurants and amenities close by. In close proximity to the desirable Primary Schools and Recreation Grounds of Battles, is a superb family home.

HAMILTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1180 SQ FT - 109.63 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 116 SQ FT - 10.79 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.

- Semi-Detached Family Home
- Three Double Bedrooms & Two Bathrooms
- Open-Plan Kitchen/Reception
- Beautifully Landscaped Garden with Cabin
- Located in 'Battles' Area of Wimbledon
- Moments from Northern Line Tube and Wimbledon Town Centre
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - F



Energy Efficiency Rating

Energy Efficiency Rating	Current	Target
Most energy efficient - lower running costs		
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)	71	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

England & Wales **EU Directive**

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