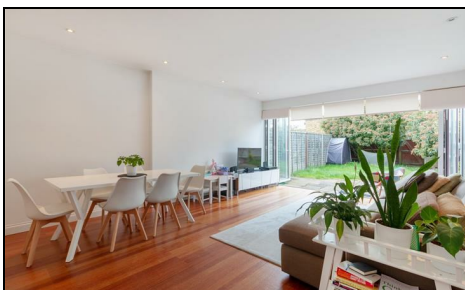


Avondale Road Wimbledon, SW19 8JU

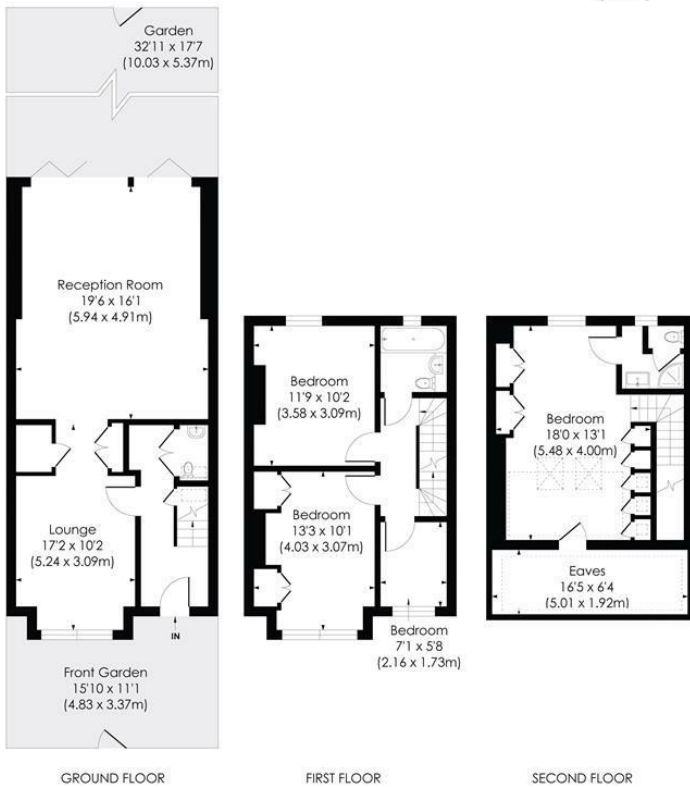
£950,000 Freehold



A well presented, four bedroom, two bathroom, extended Victorian family home with a west facing garden and no onward chain located on this sought after road close to Wimbledon town centre and excellent local schools. With a bright and spacious modern kitchen (with integrated appliances) leading to a large reception room with bi-fold doors opening out to a sunny garden, with the addition of a downstairs w/c. This property boasts three double bedrooms (master with en-suite), additional fourth bedroom/study room and family bathroom. Houses in this area and of this size (in excess of 1300 sq ft) are popular so an early viewing is recommended.

AVONDALE ROAD, SW19

Approx. Gross Internal Floor Area
1360 Sq. ft/126.42 Sq. m (Including Reduced Height)
1276 Sq. ft/118.55 Sq. m (Excluding Reduced Height)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Extended Victorian Family Home
- Four Bedrooms
- Well Presented Throughout
- In Excess of 1300 sq ft
- West Facing Garden
- Excellent Schools and Transport Links Nearby
- No Onward Chain
- Freehold
- EPC Rating C
- Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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	

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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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