

## Kingsley Road Wimbledon, SW19 8HF

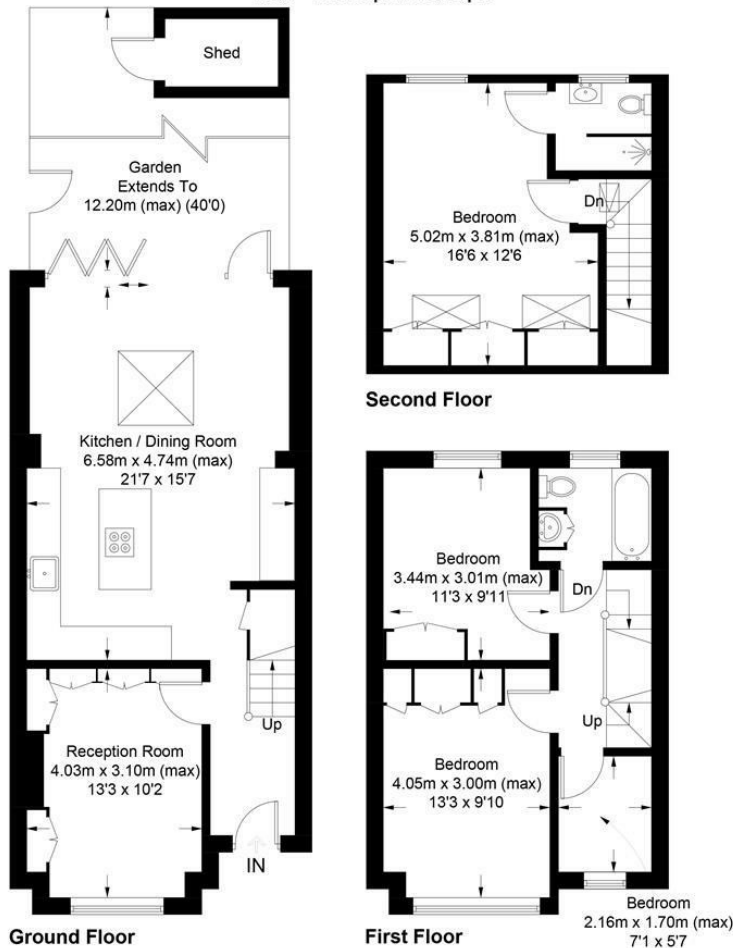
£900,000 Freehold



**A beautiful, four bedroom, two bathroom end-terraced Victorian family home with a South-facing garden located on this quiet tree-lined street situated close to Haydons Road Thameslink station and within walking distance to Wimbledon town centre. On the ground floor is a lovely front reception room with good storage and a stunning open plan kitchen/dining area with bi-fold doors that lead out onto a landscaped South facing garden offering side access. Upstairs are two double bedrooms, a modern family bathroom and a single bedroom/study. The converted loft comprises of a master bedroom and well-appointed en suite shower room.**

## Kingsley Road, SW19

Approximate Gross Internal Area = 108.3 sq m / 1166 sq ft  
 Shed = 2.4 sq m / 26 sq ft  
 Total = 110.7 sq m / 1192 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 Bedrooms
- End Terraced Victorian Family Home
- Beautiful Condition
- South-Facing Landscaped Garden
- Bright Open Plan Kitchen/Dining Area
- Lovely Living Room with Great Storage
- Master with En-Suite
- Close to Thameslink Station



| Energy Efficiency Rating                    |         | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |
|---|---------|---|---------|
| Very energy efficient - lower running costs | Current | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current |
| (92 plus) <b>A</b>                          |         | (92 plus) <b>A</b>  |         |
| (81-91) <b>B</b>                            |         | (81-91) <b>B</b>  |         |
| (69-80) <b>C</b>                            |         | (69-80) <b>C</b>  |         |
| (55-68) <b>D</b>                            |         | (55-68) <b>D</b>  |         |
| (39-54) <b>E</b>                            |         | (39-54) <b>E</b>  |         |
| (21-38) <b>F</b>                            |         | (21-38) <b>F</b>  |         |
| (1-20) <b>G</b>                             |         | (1-20) <b>G</b>   |         |
| Not energy efficient - higher running costs |         | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |
| England & Wales EU Directive 2002/91/EC     |         | 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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