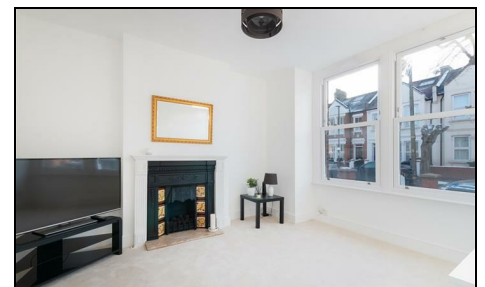


Havelock Road Wimbledon, SW19 8HE

£900,000 Freehold



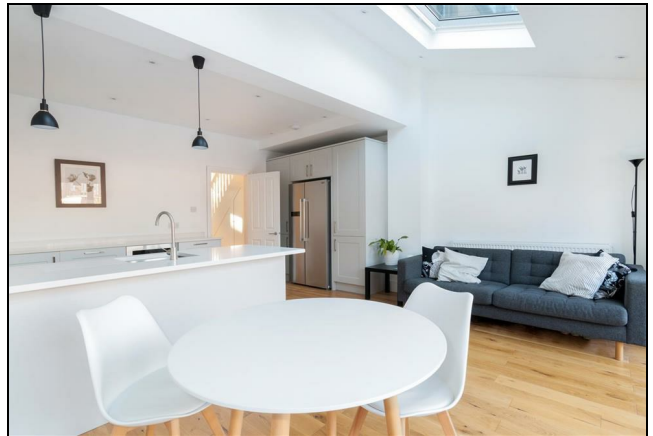
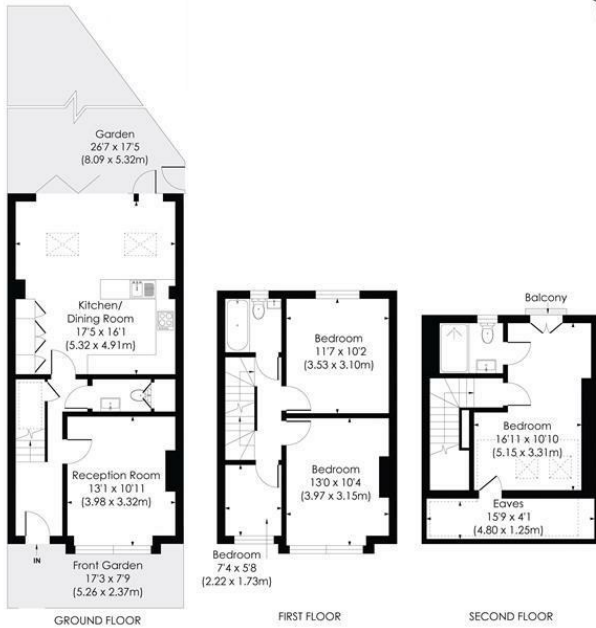
A superb example of a recently extended end-terraced Victorian family home with no onward chain, located in the highly desirable Poets area of Wimbledon. Renovated and refurbished to an incredibly high standard by the current owners, the property is in excellent condition throughout, comprising a separate reception room with feature fireplace, a large downstairs w/c and stunning open-plan kitchen/dining area with integrated appliances. Bi-fold doors open out onto the garden which has the rarity of usable side access. Upstairs are two double bedrooms, a study and a well appointed family bathroom on the first floor, with the master bedroom and en-suite in the converted loft boasting copious eaves storage. Being located close to Wimbledon, Thameslink and Northern Line stations as well as excellent local schools and parks, an early viewing is recommended.

HAVELOCK ROAD, SW19

Approx. Gross Internal Floor Area

1291 Sq. ft/119.96 Sq. m Incl. Reduced Height Area

1142 Sq. ft/106.04 Sq. m Excl. Reduced Height Area



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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.

- Victorian End of Terrace Family Home
- Fully Extended & In Excellent Condition
- Four Bedrooms
- Two Bathrooms & Large W/C
- Contemporary Kitchen/Living Area
- Desirable Tree-Lined Street in the "Poets Area"
- Walking Distance to Numerous Transport Links
- Close to Outstanding Schools
- No Onward Chain
- EPC Rating D, Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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