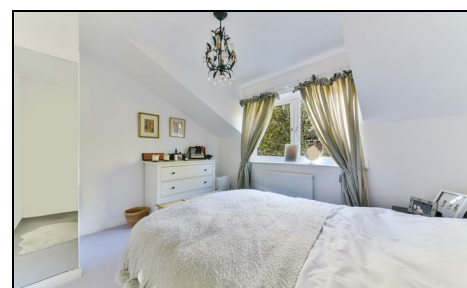


# 66 Bradshaw Close Wimbledon, SW19 8NL

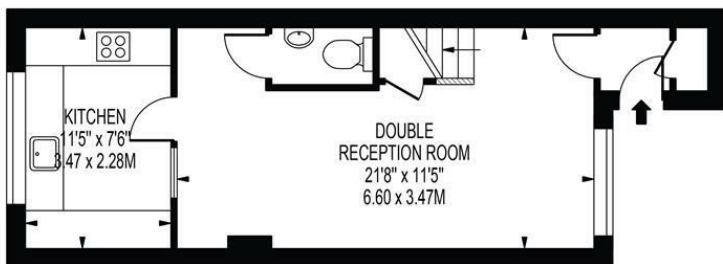
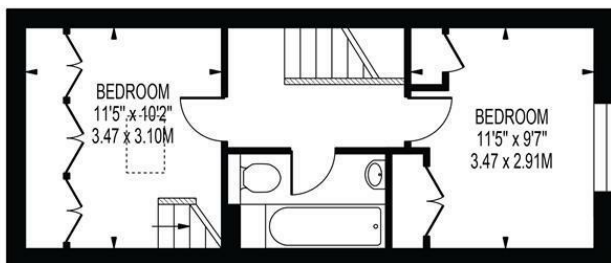
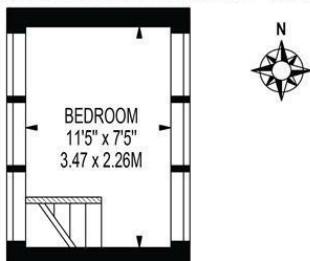
£695,000 Freehold



**A two/three bedroom house situated close to Wimbledon High street and station having been refurbished to a high standard throughout by the current owner including cleverly incorporating glass balustrades to maximize space and light. On the ground floor there is a bright and spacious lounge/diner with downstairs cloakroom and modern fitted kitchen, ideal for entertaining and on the first floor there are two double bedrooms with an additional mezzanine study/guest room and family bathroom. As properties in this location are highly sought after an early viewing is highly recommended.**

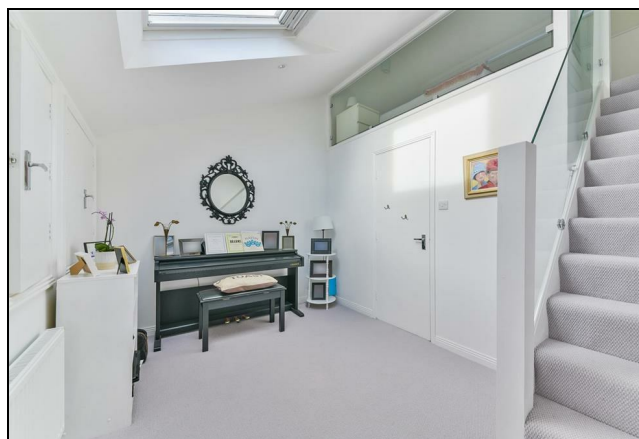
## BRADSHAW CLOSE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 784 SQ FT - 72.85 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.



- Freehold House
- Off Street Parking
- Two Double Bedrooms
- Mezzanine Level Bedroom 3 / Study
- Fabulous Open Living / Dining Room
- Modern Kitchen
- Private Garden
- Rent Charge For Communal Areas - Approx. £16.00 Per Month
- EPC Rating C
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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