

Faraday Road Wimbledon, SW19 8PD

Offers In Excess Of £1,400,000 Freehold



Occupying a coveted position at the top of Faraday Road opposite Holy Trinity School and within a “stone’s throw” of South Park Gardens, this rarely available and highly sought-after four bedroom end of terrace family home boasts spacious living accommodation having been superbly extended and finished to a high specification.

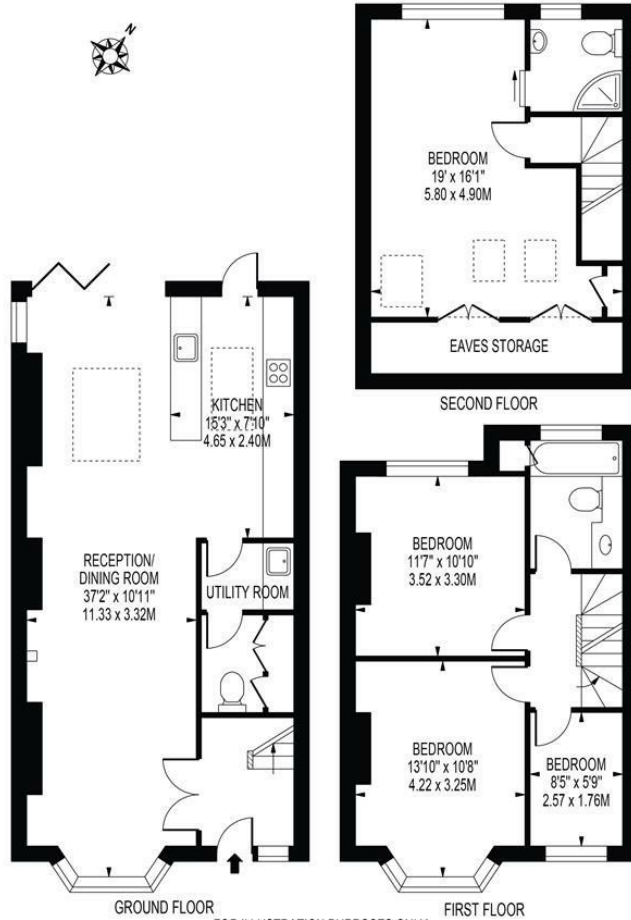
To the ground floor the inviting entrance leads through double doors into an impressive lounge with log burner and stunning wooden floors. The kitchen/dining room (Schmidt Kitchen) with fitted bi-fold doors open out to a decked patio and well maintained garden with side access. Additionally there is a separate utility room and W/C, ideal for families. To the first floor there are two double bedrooms as well as a large single bedroom/study and modern family bathroom suite. The principal bedroom and en-suite are located in the thoughtfully planned loft extension with bespoke carpentry providing ample storage. Early viewings are highly recommended to avoid disappointment

FARADAY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1406 SQ FT - 130.61 SQ M

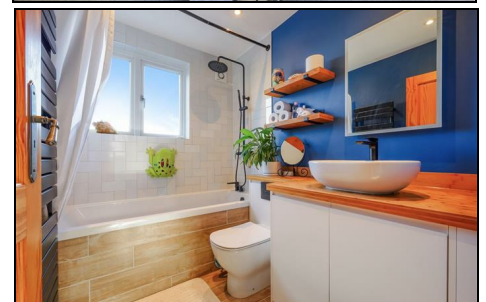
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 58 SQ FT - 5.39 SQ M



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.

- Fully Extended Four Bedroom End of Terrace Family Home
- In Superb Condition Throughout
- Open Plan Layout with Downstairs Utility and W/C
- Desirable Location in South Park Gardens
- In Catchment of Outstanding Primary Schools
- Walking Distance to Multiple Transport Links
- 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)	84
81-91 (B)	
69-80 (C)	69
55-68 (D)	
49-54 (E)	
41-48 (F)	
1-40 (G)	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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