

# 1 Kohat Road Wimbledon, SW19 8LD

£880,000 Freehold

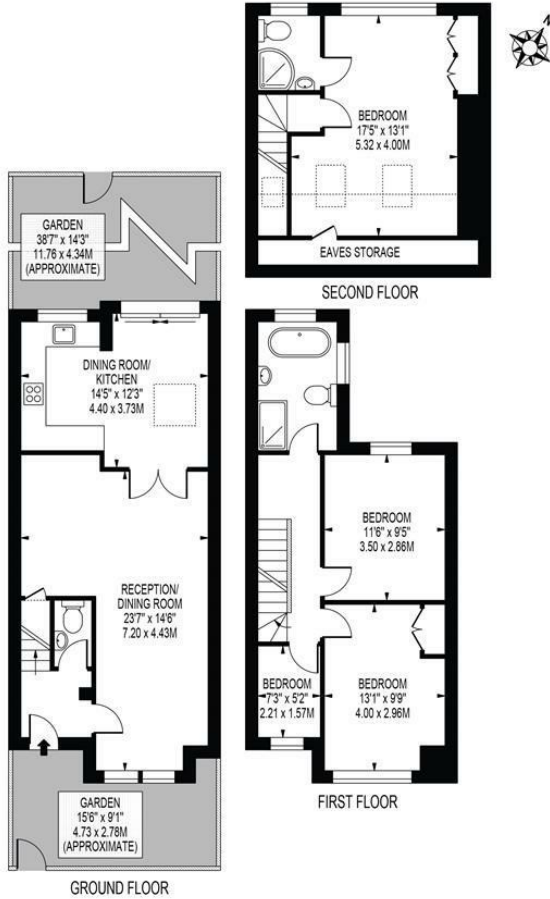


A fantastic example of an extended four bedroom, two bathroom, Victorian terraced family home located on this popular tree-lined street in the Poets Area, situated close to Haydons Road Thameslink station, excellent schools and within walking distance to Wimbledon town centre. Tastefully updated by the current owners throughout boasting a double length reception room, downstairs cloakroom, and wonderful kitchen/breakfast room with doors leading out to a mature garden. Upstairs there are two double bedrooms, a single bedroom/study and spacious modern family bathroom on the first floor, with the master bedroom and en-suite in the converted loft (converted in 2020). An early viewing is highly recommended.

## KOHAT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1267 SQ FT - 117.70 SQ M  
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 97 SQ FT - 9.01 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.



- Poets Area of Wimbledon
- Four Bedrooms
- Victorian Period Property
- Two Bathrooms
- Through Reception Room
- Mature Garden
- Excellent Transport Links
- Freehold
- EPC Rating C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80	75	86
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			

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