

Caxton Road Wimbledon, SW19 8SJ

Offers In Excess Of £825,000 Freehold



Offered to the market with no onward chain, a superb three bedroom, two bathroom end of terrace Victorian family home situated in the sought after 'Poets' location of Wimbledon, being within easy reach of both Wimbledon Mainline, Thameslink and Northern Line Stations. Having been improved to a high standard throughout, the ground floor offers a separate reception and a bright and excellent open-plan kitchen/living area with bi-fold doors leading onto the south facing garden. Upstairs are two double bedrooms, modern family bathroom and stairs leading to the master suite in the loft conversion.

CAXTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1102 SQ FT - 102.38 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1213 SQ FT - 112.69 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 57 SQ FT - 5.25 SQ M

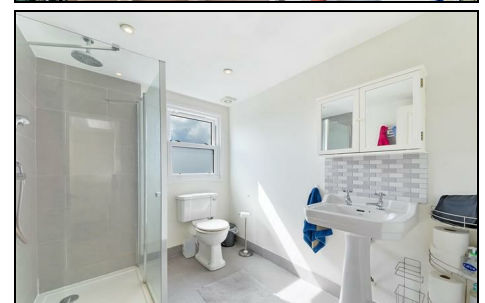
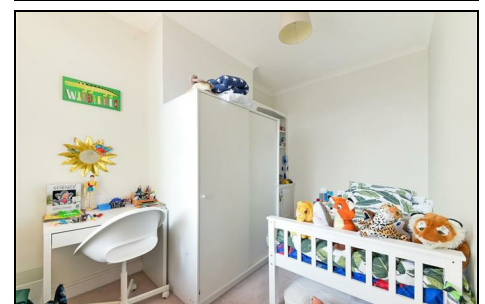
APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE: 111 SQ FT - 10.34 SQ M



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.

- Victorian End of Terrace Family Home
- Three Bedrooms
- Bright Open-Plan Kitchen
- South Facing Garden
- Poets Location of Wimbledon
- Close Proximity to Good Schools and Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band D



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
92-100 (A)	83
81-91 (B)	
69-80 (C)	
55-68 (D)	59
49-54 (E)	
45-48 (F)	
35-44 (G)	
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



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

