

Mina Road Wimbledon, SW19 3AU

£1,100,000 Freehold

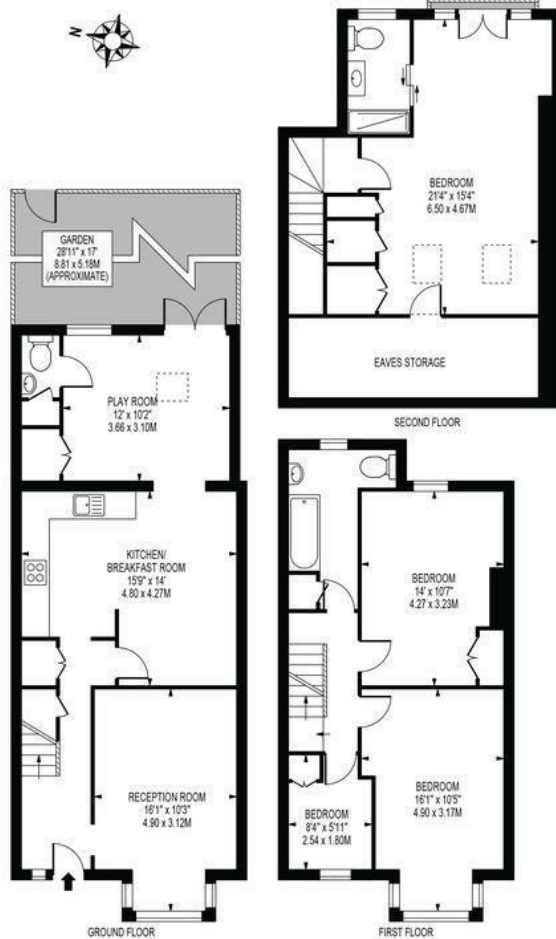


An exceptional, larger than average four bedroom, two bathroom Edwardian terraced family house offered to the market with no onward chain, in excess of 1500 sq ft and located in the highly sought after 'Old Merton Park' area of Wimbledon, hugely popular with families for its quiet roads, Outstanding local schools and being only moments from The Broadway, Mainline and Underground stations and South Wimbledon Tube.

Boasting a spacious front reception, and a modern kitchen/diner which has been extended to the rear to include a ground floor W/C. Upstairs comprises two well-appointed double bedrooms, a third 'single' bedroom and a family bathroom, with a stunning principal bedroom in the converted loft including a Juliet balcony, significant storage and an en-suite shower room.

Homes of this size, finish, and location are rarely available, so an early viewing is highly recommended.

MINA ROAD
 APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1532 SQ FT - 142.33 SQ M
 (INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 108 SQ FT - 10.03 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.

- Terraced Edwardian Family Home
- In Excess of 1500 sq ft
- Four Bedrooms
- Two Bathrooms + W/C
- Desirable 'Old Merton Park' Location
- Close to Multiple Transport Links & Excellent Schools
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient	B		
Decent	C	76	85
Needs improvement	D		
Energy inefficient - higher running costs	E		
Very energy inefficient - higher running costs	F		
Extremely energy inefficient - very high running costs	G		
England & Wales		2008/11/15	

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