

**52 Cowper Road
Wimbledon, SW19 1AB**

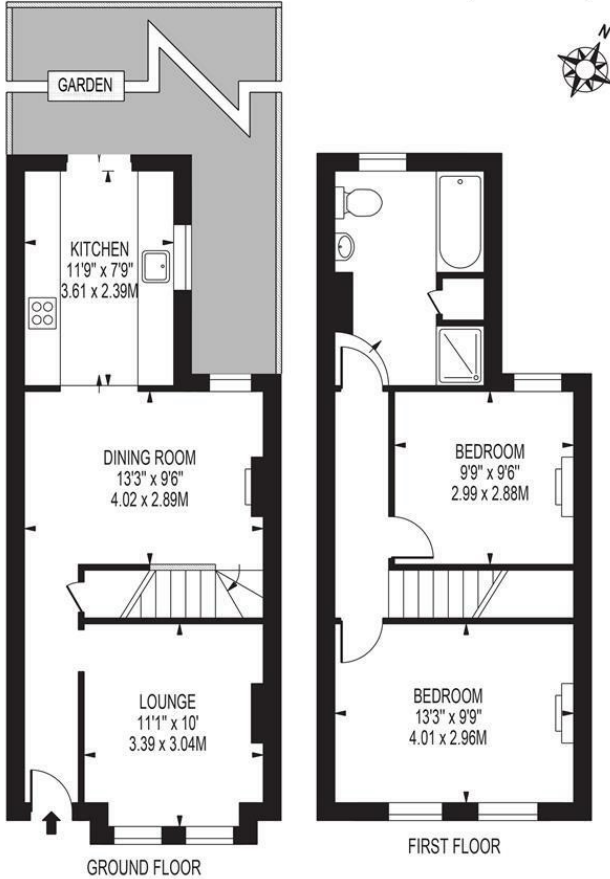
£685,000 Freehold



Offered to the market with no onward chain, a spacious and well presented two double bedroom period terraced family home with a wonderful kitchen/dining room and located in the ever popular "Poets" area of Wimbledon. Set within close proximity of Central Wimbledon, and only a short distance from Haydons Road Thameslink and South Wimbledon Underground stations, the property boasts fantastic connections whilst being located on a quiet residential road. Full of traditional character including period fireplaces, stripped wood flooring, and double glazed sash windows, the property also comprises a front reception room, two double bedrooms and a large family bathroom. The property has excellent extension potential to the rear and loft (STPP).
Viewings are highly recommended.

COWPER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 803 SQ FT - 74.58 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 Period Family House
- Two Double Bedrooms
- Located in the "Poets" Area of Wimbledon
- Kitchen/Dining Room
- No Onward Chain
- Superb Extension Potential (STPP)
- Excellent Transport Links
- Freehold
- Current EPC Rating - C
- Council Tax Band - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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