

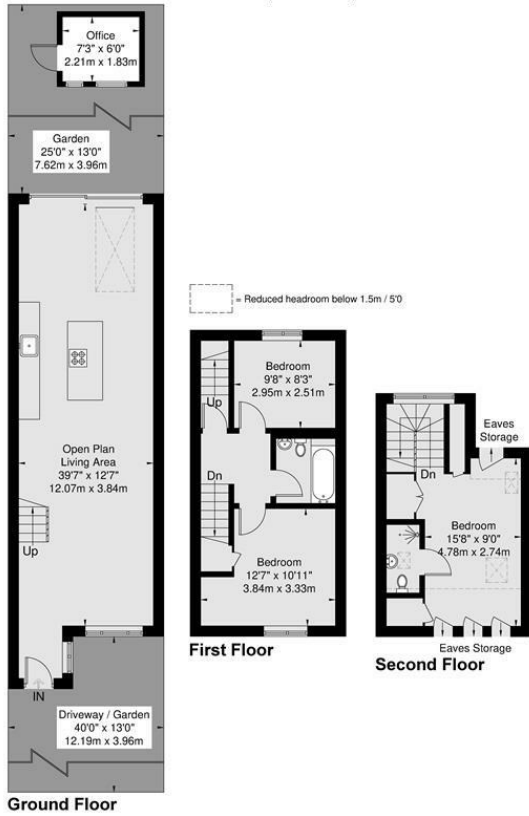
## Church Lane Wimbledon, SW19 3HQ

**£925,000 Freehold**



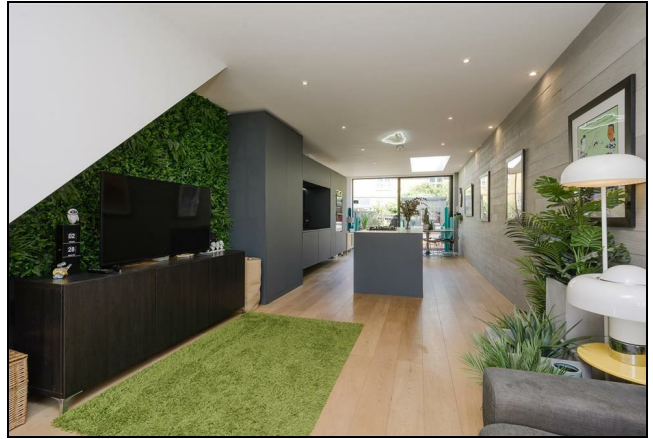
Nestled within a charming cul-de-sac in the heart of Merton Park this beautifully extended three-bedroom period cottage offers a perfect blend of modern living and classic character. Spanning an impressive 1,044 square feet, the property boasts a sleek and contemporary interior design, making it an ideal home for families and professionals alike. The property features three well-appointed bedrooms, modern bathroom/shower rooms and a fantastic garden room, which serves as a versatile office space also boasting exceptional local schools and being within a short distance of Wimbledon Broadway and numerous transport links to the city.

**Church Lane**  
 Approx Gross Internal Area  
 Ground Floor = 48.3 Sq m 519 Sq Ft  
 First Floor = 31.4 Sq m 337 Sq Ft  
 Second Floor = 21.9 Sq m 235 Sq Ft  
 Office = 4.1 Sq m 44 Sq Ft  
 Total = 105.7 Sq m / 1135 Sq Ft



Viewmedia @ 2022  
 Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.



- Three Bedroom Period Cottage
- Peaceful Cul-De Sac Location
- Off Street Parking (for two cars)
- Front and Rear Gardens
- Splendid Modern Specification Throughout
- Sought After Local Schools
- Excellent Transport Links
- Freehold
- Council Tax Band E
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			87
(81-91) <b>B</b>		73	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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