

Goodenough Road Wimbledon, SW19 3QW

£3,500 PCM



Great sized THREE DOUBLE BEDROOM, TWO BATHROOM house located just a few minutes from DUNDONALD PRIMARY SCHOOL and park, and within 10 minutes walk of WIMBLEDON TOWN CENTRE AND STATION. The property consists of a front reception room with wood flooring (which could be used as a four double bedroom), spacious reception room opening to a modern fitted kitchen with integrated appliances including DISHWASHER, and ground floor WC. To the first floor are two double bedrooms, and the family bathroom. An additional bathroom and large double bedroom are on the second floor. Private garden with lawn and shed.

EPC band C. Council tax band E.

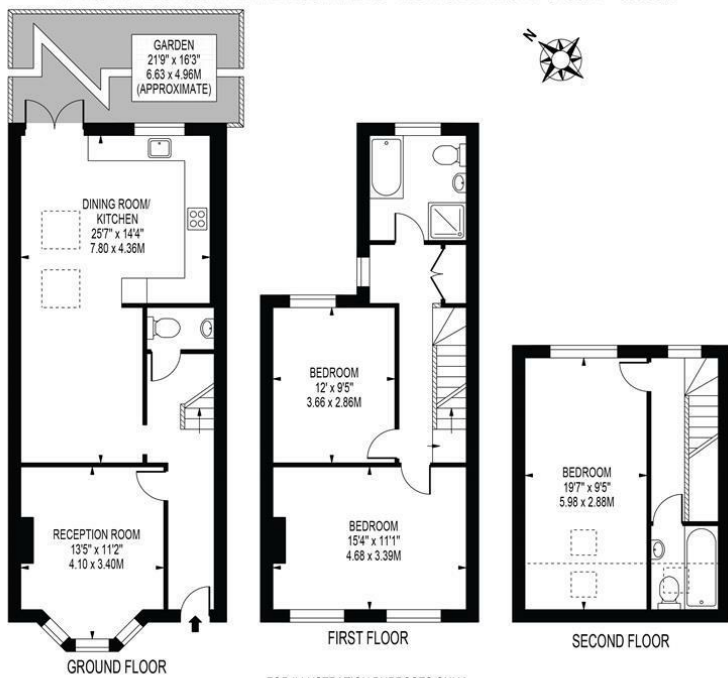
** Professional sharers considered.

GOODENOUGH ROAD

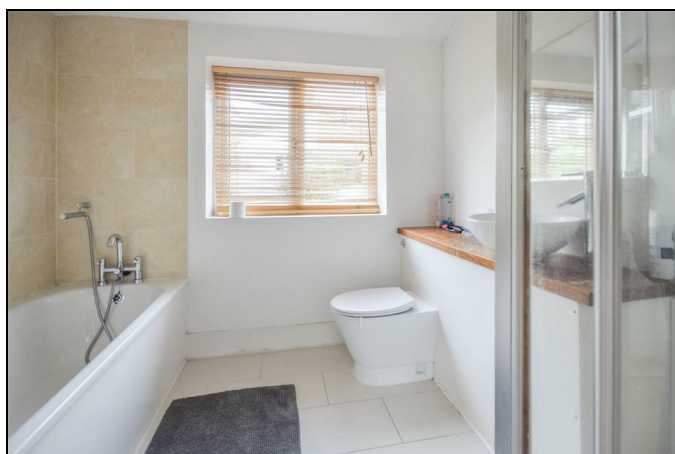
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1323 SQ FT - 122.91 SQ M

(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 54 SQ FT - 5.06 SQ M



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.



- Three double bedrooms
- Two bathrooms
- Ground floor WC
- Wood flooring
- Families & professional sharers considered
- First months advance rent
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band C
- Council tax band E

Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 84 |
| (81-91) B | 75 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



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

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