



Hartfield Crescent, Wimbledon, SW19 3SA

£825,000 Freehold

Hartfield Crescent

Introducing Hartfield Crescent...

On the ground floor is a spacious through reception room with feature fireplace and smart wooden floor, kitchen/dining room and a useful covered side utility area with access out to the garden.

On the first floor are two double bedrooms, dressing room area and a good size bathroom. Outside, the property has a pretty rear garden and front garden.

The property has huge potential to extend to create more accommodation, subject to planning consents.

An early viewing is highly recommended for this charming house.



Welcome to Wimbledon...

The property is ideally situated close to Dundonald Park and several excellent schools including Dundonald & Wimbledon Chase Primary, with Wilton Tennis club also being near-by.

Wimbledon Town Centre, with a wide variety of shops and restaurants, is also within easy reach.

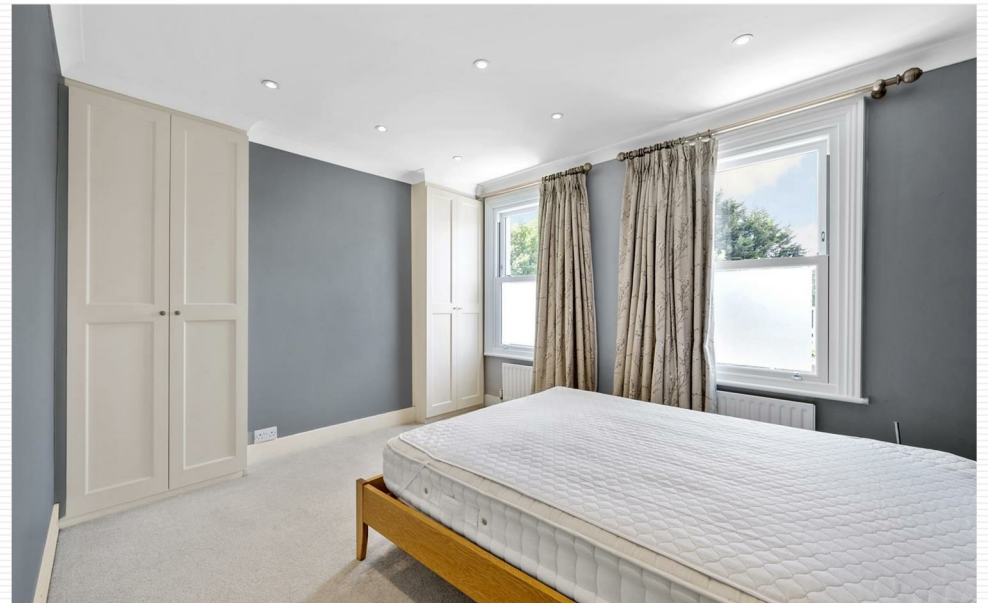
Transport links include Wimbledon station, offering quick and easy access to London Waterloo, Wimbledon tube station (District Line) and the tram link at Dundonald Road.

- **Two Double Bedrooms**
- **Bathroom**
- **Through Reception Room**
- **Fitted Kitchen/Dining Room**
- **Utility Area**
- **Pretty Garden**
- **No Onward Chain**
- **Well Presented Accommodation**
- **Potential To Extend, STPP**
- **Council Tax Band E**



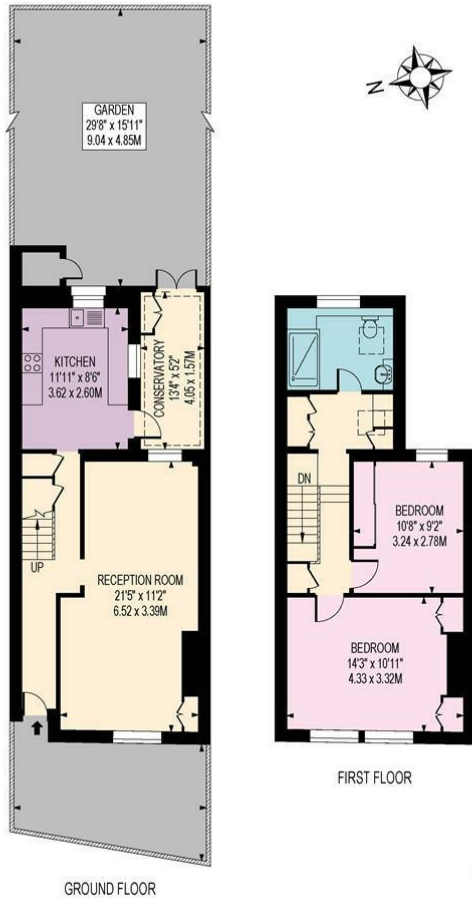
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HARTFIELD CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 907 SQ FT- 84.30 SQ M



FIRST FLOOR

GROUND FLOOR



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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 82-91 (A)	Very energy efficient - lower running costs 82-91 (A)	Very environmentally friendly - lower CO ₂ emissions 82-91 (A)	Very environmentally friendly - lower CO ₂ emissions 82-91 (A)
81-81 (B)	83	81-91 (B)	81-91 (B)
69-80 (C)	67	69-80 (C)	69-80 (C)
55-68 (D)		55-68 (D)	55-68 (D)
39-54 (E)		39-54 (E)	39-54 (E)
21-38 (F)		21-38 (F)	21-38 (F)
1-20 (G)		1-20 (G)	1-20 (G)
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

Please note, on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that the wiring, plumbing and drains have not been checked. Our client has advised of the tenure of the property. The length of lease and service charge have been provided by a third party. Any intending purchase must obtain confirmation of these facts from their solicitor.



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