

## WORPLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 2395 SQ FT- 222.5 SQ M

EAVES STORAGE : 85 SQ FT- 7.9 SQ M

TOTAL AREA : 2480 SQ FT- 230.4 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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



122 Worple Road,  
Wimbledon, SW19 4JB

**£1,685,000 Freehold**

A well presented and very spacious, five bedroom period family house with a superb southerly aspect garden, situated in this sought-after location, convenient for local amenities and transport. \* Council Tax Band F

- Five Bedrooms
- Living Room
- Kitchen/Breakfast Room
- Utility Room plus Downstairs w.c.
- Front Garden with Off-Street Parking
- Three Bathrooms
- Dining Room
- Conservatory
- Large Southerly Aspect Rear Garden
- Sole Agent

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

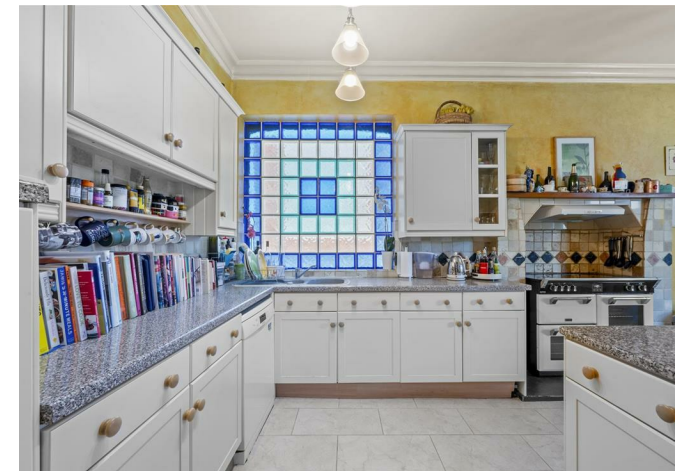
The property is located within easy reach of the many acres of Wimbledon Common, Wimbledon Village and Wimbledon Town, which offer excellent transport amenities with mainline and underground services.

The area is well regarded for its sporting and recreational facilities as well as for its choice of schools in both the state and private sectors, including Kings College School and Wimbledon High School.



**Description**

We are delighted to offer for sale this charming Edwardian style semi-detached house, with high ceilings and excellent family accommodation. On the ground floor there is a welcoming reception hall, spacious front reception room, dining room, kitchen/breakfast room, utility room, conservatory and access out to the south facing family size garden. On the first floor there are three bedrooms, and two bathrooms. On the top floor are two further bedrooms and a shower room.



The front garden provides off-street parking and an electric car charging point. The rear garden extends to around 64ft (19.50m)

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	63	78

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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 wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.