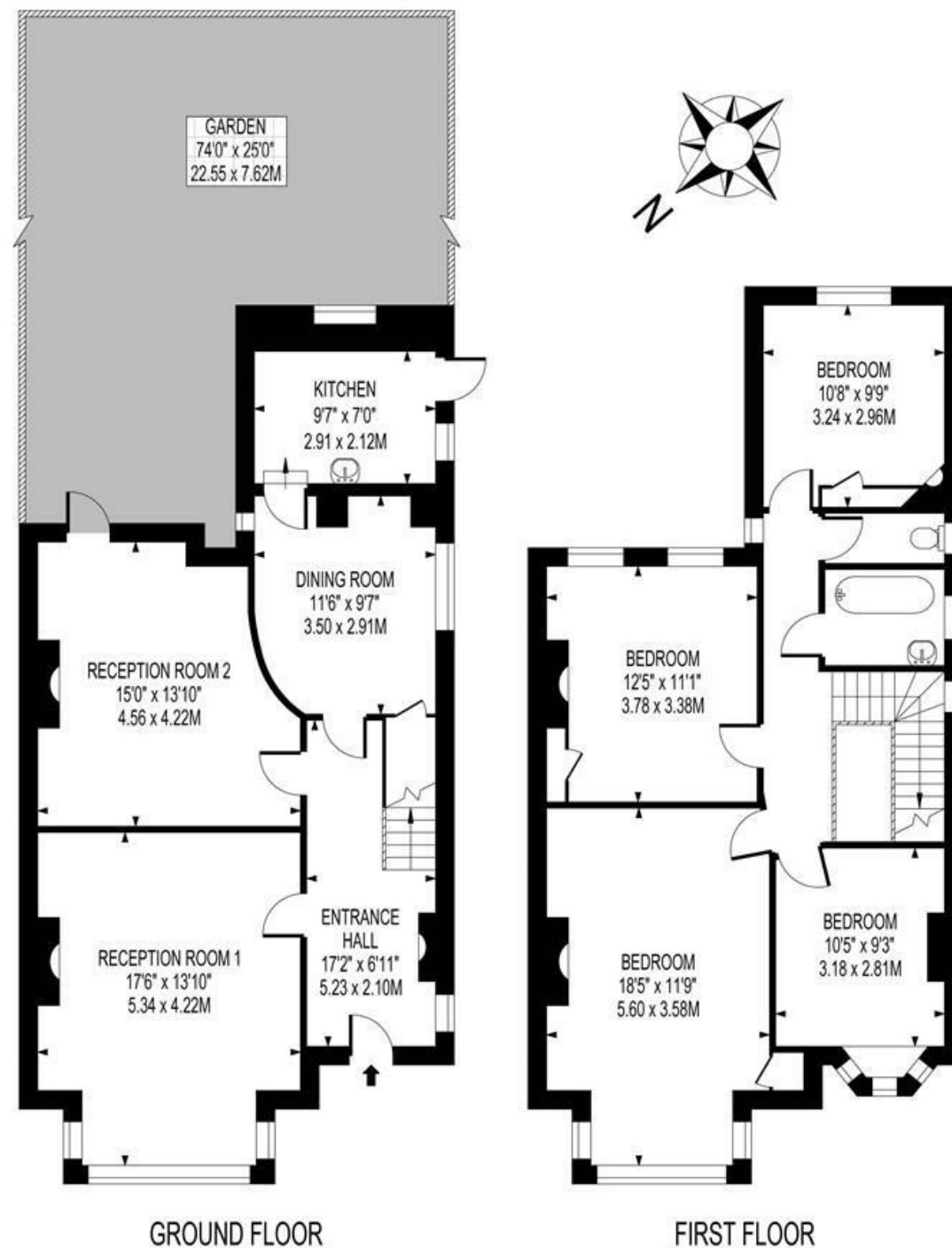


WORPLE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1443 SQ FT- 134.10 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.



132 Worple Road,
Wimbledon, SW19 4JF

£1,300,000 Freehold

DEVELOPMENT OPPORTUNITY. A great opportunity to create a wonderful family home in Wimbledon. This spacious four bedroom semi-detached Edwardian style house is in need of complete modernisation and is offered for sale with no onward chain. Council Tax band F.

- Four Bedrooms
- Separate W.C.
- Dining Room
- Kitchen
- Front Garden with Off-Street Parking
- Bathroom
- Living Room
- Breakfast Room
- 74ft / 22.7m Rear Garden
- No Onward Chain

020 8016 9700

www.fullergilbert.co.uk

Fuller Gilbert Wimbledon Village, 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

This charming and spacious Edwardian style semi-detached house, with high ceilings, is in need of complete modernisation. On the ground floor there is a welcoming reception hall, spacious front reception room, dining room, breakfast room, kitchen and access out to the family size garden. On the first floor there are four natural bedrooms, bathroom and separate w.c.. The front garden provides off-street parking and the rear garden extends to around 74ft (22.7m)

The property is offered for sale with no onward chain and provides a good opportunity to create a wonderful family home.



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		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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 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.

