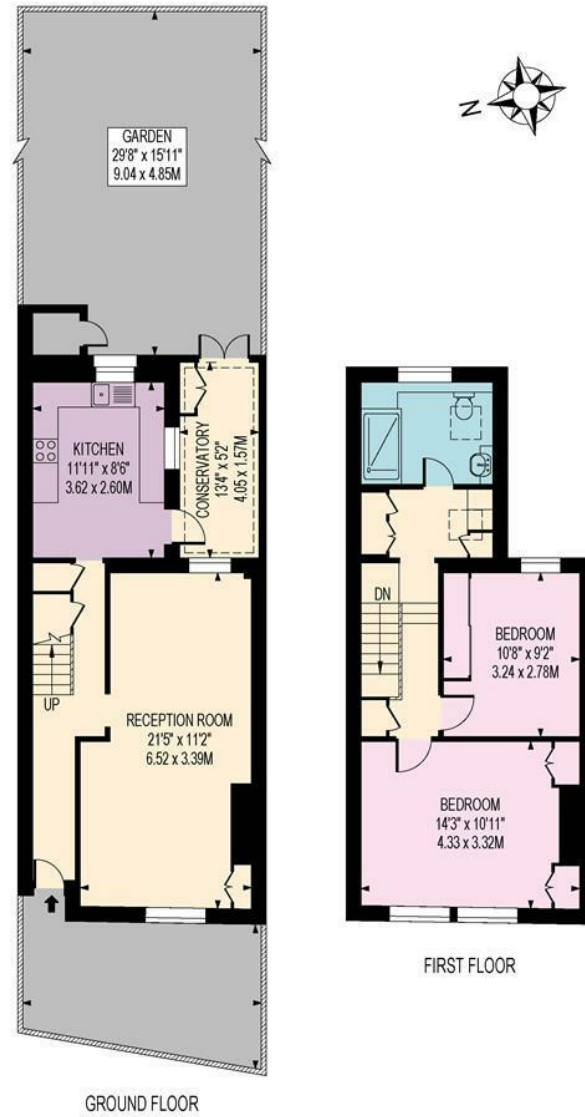


HARTFIELD CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA : 907 SQ FT- 84.30 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.
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£825,000 Freehold



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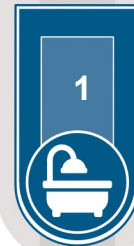
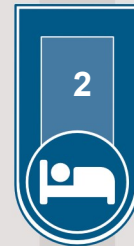


THE LOCATION

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.



THE PROPERTY

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.

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	88
			67

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.