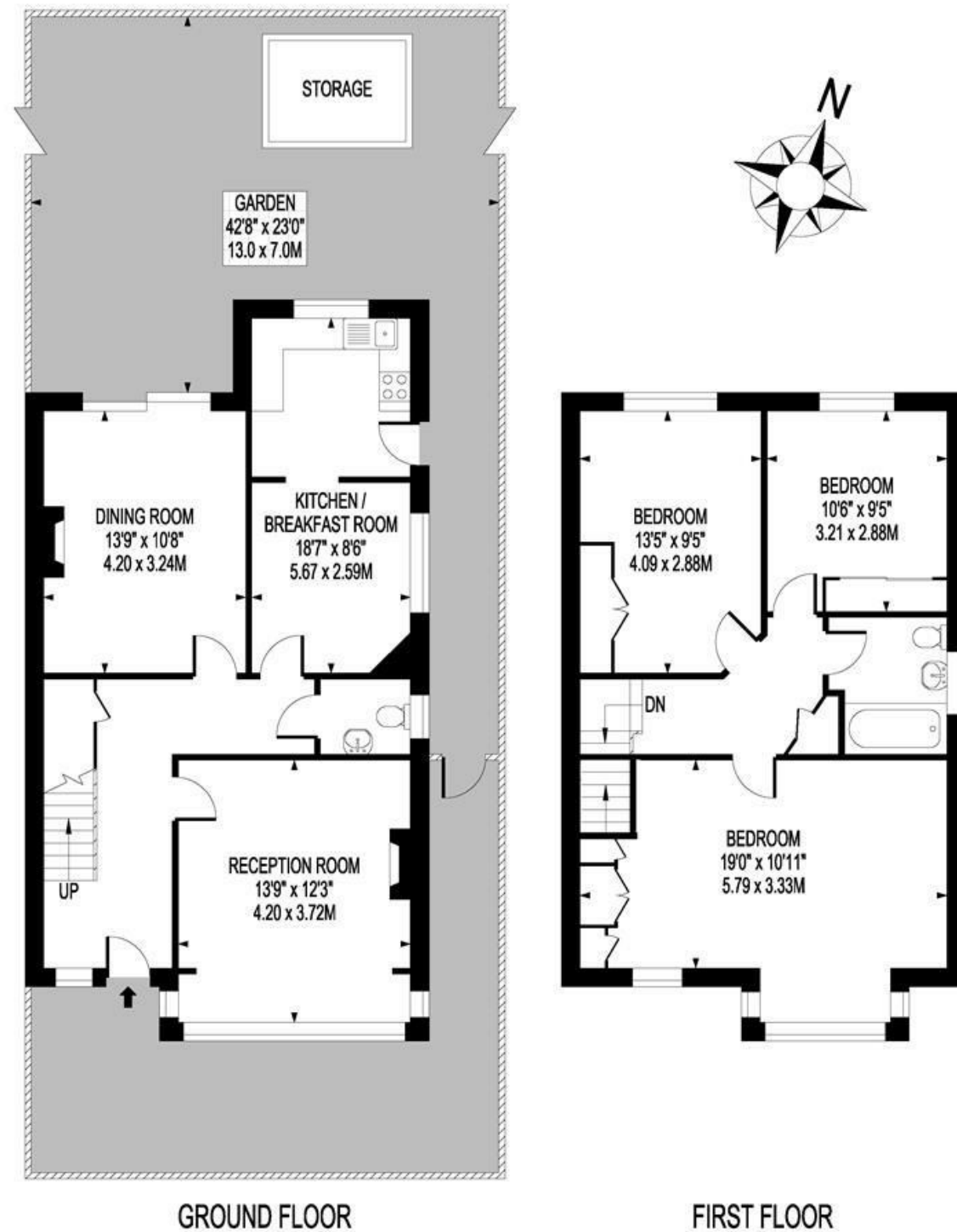


STANTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1226 SQ FT- 113.90 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.



**56 Stanton Road, West Wimbledon,
London, SW20 8RJ**

£875,000 Freehold

A semi-detached three bedroom family home with fantastic potential to extend across the ground floor and into the loft stpp. The property is well located on a residential road being highly convenient for both Raynes Park and Wimbledon stations / high streets.

- Semi-Detached
- Two Reception Rooms
- Downstairs WC
- Potential to extend across the ground floor and into the loft stpp
- Popular Residential Road
- Three Bedrooms
- Kitchen / Breakfast Room
- Family Bathroom
- Side Access
- Highly convenient for Raynes Park & Wimbledon

020 8947 4764

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Fuller Gilbert West Wimbledon, 95 High Street, Wimbledon Village, London, SW19 5EG

Location

The property is conveniently situated just off Worple Road in a popular residential road with easy access to Raynes Park's and Wimbledon's shops, stations and amenities. The area is well regarded for its sporting and recreational facilities as well as for its choice of schools. The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are also within easy reach.

Description

A three bedroom semi-detached family home with side access and great potential for future extension stpp.

The ground floor comprises a spacious entrance hall, two reception rooms, kitchen / breakfast room with downstairs cloakroom. The first floor offers three generous bedrooms and a family bathroom



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	80

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. Any intending purchaser must obtain confirmation of these facts from their solicitor.