



BAKERS END, SW20
£845,000 FREEHOLD

Winkworth



BAKERS END, SW20

Winkworth Wimbledon are pleased to present this three bedroom family home ideally located in a quiet cul de sac in Wimbledon Chase.

On the ground floor, you will find two reception rooms, a bathroom and an extended kitchen/family dining room leading to the south facing rear garden.

Upstairs comprises of a large family bathroom containing a separate bath and shower, three bedrooms and an extensive loft space that has been boarded and insulated and would be ideal for a loft extension (STPP).

The property offers off street parking with an electric car charger, a garden shed, double glazed windows and ample storage space throughout.

This attractive property is located in easy reach of Wimbledon Town Centre and close to the extremely popular Wimbledon Chase Primary School (outstanding). Rutlish School (outstanding) and Joseph Hood Primary School (Good) are also within the catchment area.

LOCATION

Wimbledon Chase



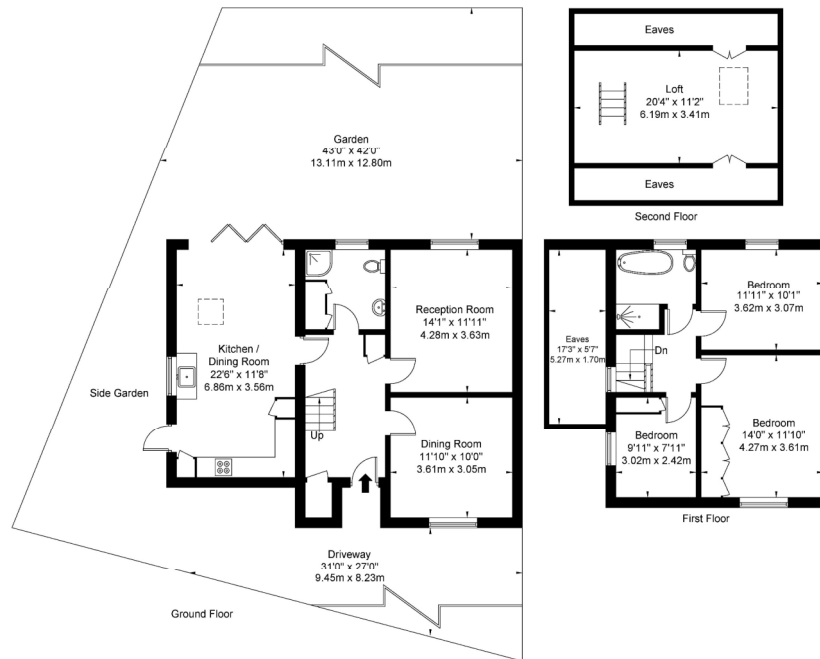


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Approx. Gross Internal Area = 131.0 sq m / 1410 sq ft

Loft = 34.1 sq m / 367 sq ft

Total = 165.1 sq m / 1777 sq ft



Ref

Copyright **BLEU PLAN**

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | 87 |
| (81-91) | B | | |
| (69-80) | C | 71 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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