



CHRISTCHURCH CLOSE, SW19
£600,000 FREEHOLD

Winkworth



CHRISTCHURCH CLOSE, SW19

A fantastic opportunity to acquire this 3 bedroom family home in a quiet cul-de-sac location, requiring refurbishment and modernisation. This would be an ideal Property for a family wishing to remodel a home to their own specification in SW19.

The Property currently benefits from two reception rooms, a separate kitchen and a rear extension on the ground floor with access to the 39ft garden and three bedrooms on the first floor with the family bathroom. There is also a garage to the rear with gated side access.

There is further scope to extend to the rear and into the loft, as well as to create off street parking within the front garden, subject to the necessary planning consents.

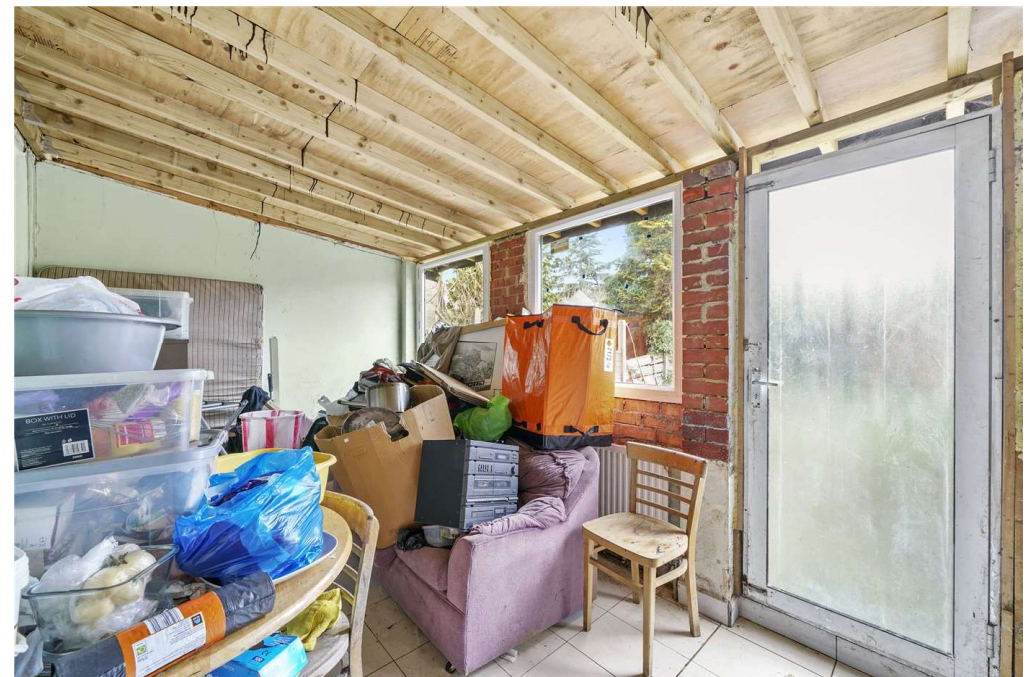
Located on a quiet no-through road, within the catchment areas of Singlegate Primary school and Harris Academy, which are both rated outstanding.

Christchurch Close is moments from the historic Merton Abbey Mills, National Trust Morden Hall Park and Deen City Farm. Transport links are outstanding with Colliers Wood and South Wimbledon tube stations (Northern Line), Haydons Road Rail all within walking distance.

Council Tax Band D

EPC Rating D



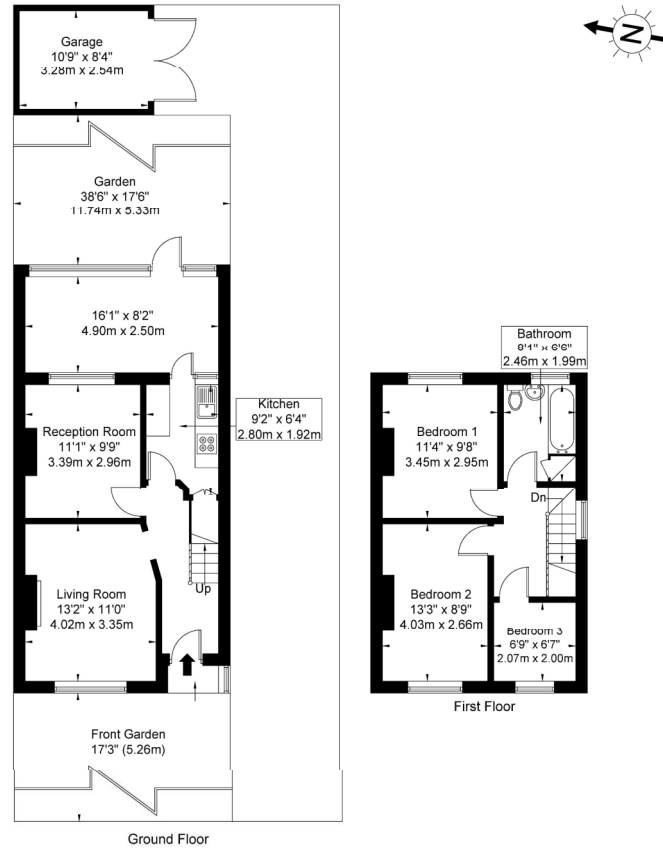


Christchurch Close SW19 2NZ

Approx. Gross Internal Area = 87.9 sq m / 946 sq ft

Garage = 8.4 sq m / 90 sq ft

Total = 96.3 sq m / 1036 sq ft



Ref

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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		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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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