

Winkworth

Wimbledon Park Road, Southfields, SW18 5TU





A three bedroom Edwardian home benefitting from a 120 ft. rear garden and sold with no onward chain. The property is presented in good condition throughout and offers any potential buyer the opportunity to substantially extend both at the rear and into the loft space if desired. Accommodation currently includes a spacious front reception room and separate living room leading onto a fitted kitchen. A shower room is also found off the entrance hall. On the first floor, three bedrooms are serviced by a family bathroom with white suite. The large rear garden extends to almost 120 ft. complete with sizeable outbuilding.

Situated on Wimbledon Park Road, conveniently located close to Southfields Underground Station (District Line), excellent bus links and all of the local amenities of Southfields Village. Two outstanding primary schools are nearby.

- Edwardian House
- Potential to Extend (STPP)
- 120 Ft. Garden
- Three Bedrooms
- Two Bathrooms
- Outstanding Local Schools
- Excellent Transport Links
- Chain Free

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Freehold

Internal area
 Approximate gross internal area:
Total 1,369 sq ft/ 127.23 sq m

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Approx. Gross Internal Floor Area 1369 sq. ft / 127.23 sq. m (Including Out House)

Approx. Gross Internal Floor Area 1214 sq. ft / 112.83 sq. m (Excluding Out House)



W621 Ravensworth 01670 713330

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Under the Property Misdescriptions Act these particulars are intended as a guide and act as information only. They give a fair overall description for the guidance of potential purchasers or tenants but do not constitute an offer or part of a contract. All details and approximate measurements are given in good faith and are believed to be correct at the time of printing, but any potential purchasers or tenants should not rely on the mis-statements or representations of fact but must satisfy themselves by inspection or otherwise as to their correctness. No employee of Winkworth has authority to make or give any representation or warranty to this property.

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