

Winkworth

Combemartin Road, Southfields, SW18 5PR





This detached family home is offered to the market with no onward chain, on one of the most popular roads in Southfields. In need of modernisation throughout, the property has the potential to substantially extend, subject to the usual planning consents. Offering spacious accommodation over two floors, with generous room sizes throughout. Further benefits include off-street parking for two cars, in addition to an integrated garage and a large rear garden. There is also cellar space with restricted ceiling height.

Combemartin Road is very highly sought-after and is excellently located for Southfields Village. Southfields Underground Station offers District Line services into central London and there are local bus links into Clapham Junction and Wimbledon.

- DETACHED HOUSE
- OFF-STREET PARKING
- UNMODERNISED
- 80 FT. GARDEN
- POTENTIAL TO EXTEND (STPP)
- BASEMENT
- NO ONWARD CHAIN

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Freehold

Internal area

Approximate gross internal area:

Total 2,636 sq ft/ 244.9 sq m

(1,865 sq ft / 173.3 sq m not including basement)

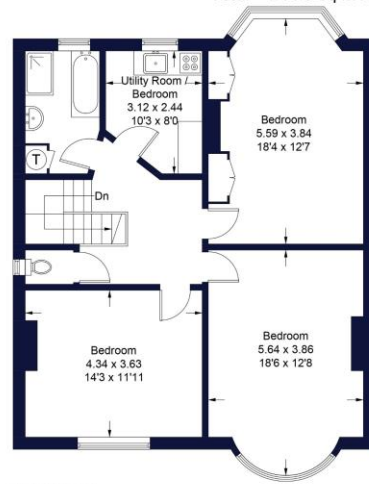


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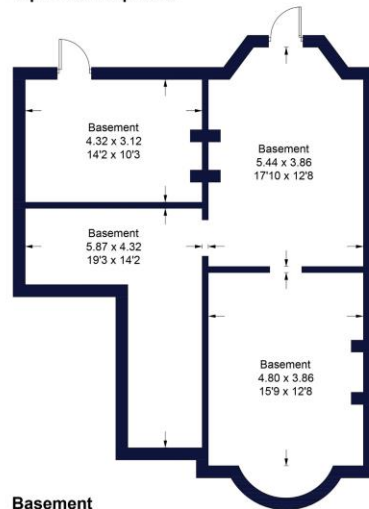


Combemartin Road

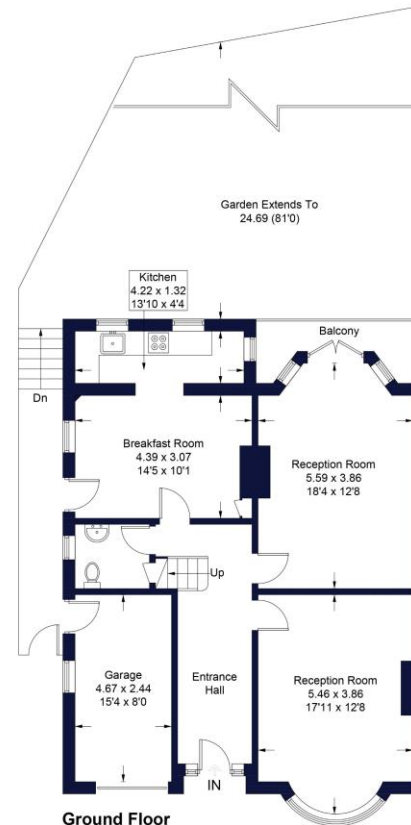
Approximate Gross Internal Area Total = 162.0 sq m / 1743 sq ft
 Basement = 71.6 sq m / 771 sq ft
 Garage = 11.3 sq m / 122 sq ft
 Total = 244.9 sq m / 2636 sq ft



First Floor
 Sq m 84.2 / Sq ft 906



Basement
 Sq m 71.6 / Sq ft 771



Ground Floor
 Sq m 77.8 / Sq ft 837 (Excluding Garage)

Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID804946)

W621 Ravensworth 01670 713330



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