

Winkworth

Pulborough Road, Southfields, SW18 5UQ







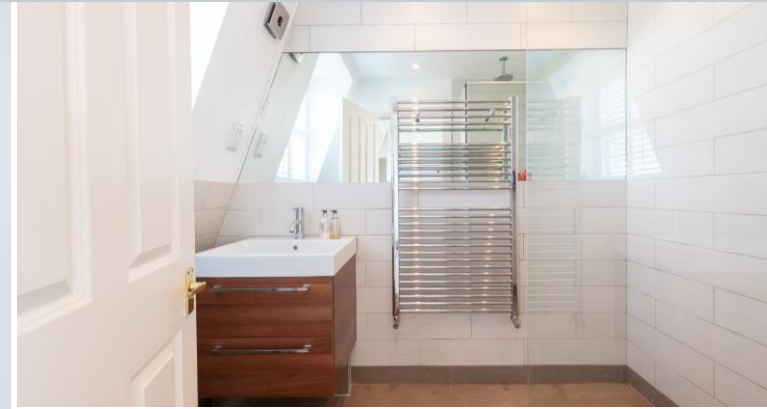
This beautiful Edwardian home is presented in fantastic condition and offers spacious accommodation over three floors. Comprising a lovely kitchen/dining room, separate front reception room, four bedrooms and two bathrooms, one of which is ensuite. At the rear is a well-maintained private garden.

Pulborough Road is a very popular residential road in Southfields, ideally positioned for easy access to Southfields Village and Southfields Underground Station (District Line). Both Sheringdale and St. Michael's Primary Schools (Outstanding Ofsted) are within close proximity.

- EDWARDIAN HOUSE
- FOUR BEDROOMS
- TWO BATHROOMS
- KITCHEN/DINING ROOM
- TWO RECEPTION ROOMS
- 52 FT. GARDEN
- POPULAR LOCATION



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>58</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Freehold

Internal area  
Approximate gross internal area:  
**Total 1,424 sq ft/ 132.3 sq m**

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**Pulborough Road**  
Approximate Gross Internal Area Total = 132.3 sq m / 1424 sq ft  
(Excluding Eaves)

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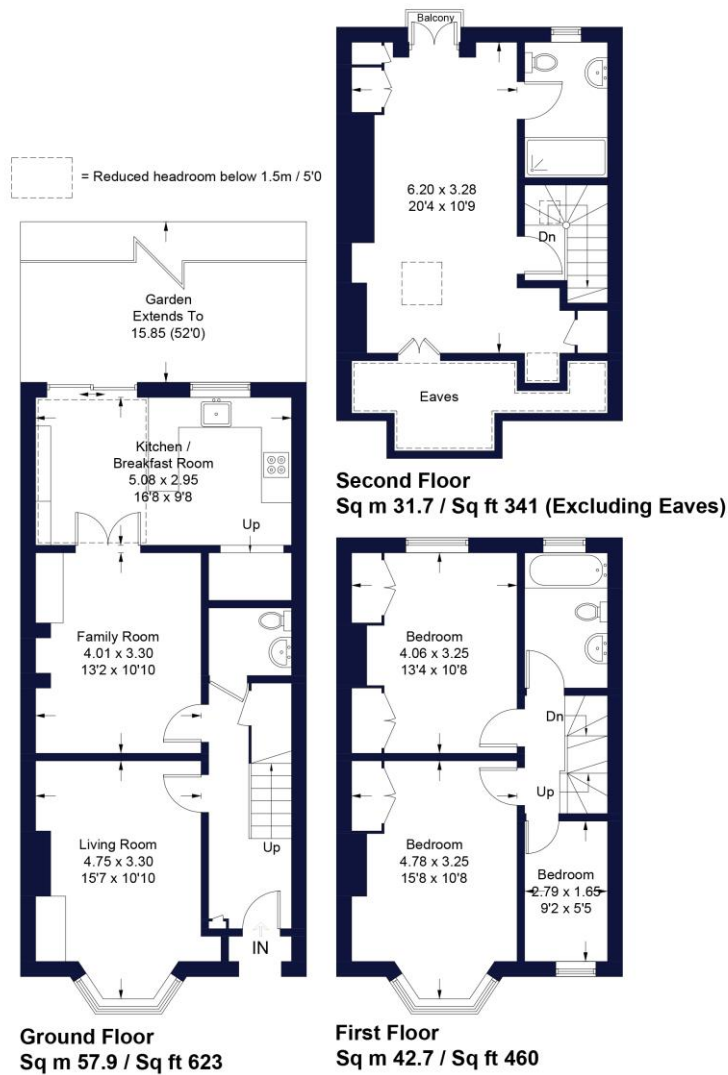


Illustration for identification purposes only, measurements are approximate, not to scale. FloorplansUsketch.com © 2021 (ID806889)

W621 Ravensworth 01670 713330

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