



**RESIDENTIAL SALES**

44 Coombe Lane, London, SW20 0LA

T 0208 946 6511

raynespark@goodfellows.co.uk www.goodfellows.co.uk

## Tolverne Road, West Wimbledon, London



### Overview...

- EPC Rating D
- Three Double Bedrooms
- Generous Living Space
- Open Plan Kitchen
- Prime Location
- No Chain

### Our view...

Situated in the quiet tree lined residential road in the heart of West Wimbledon with schools, shops and transport links a short walk away, this beautifully presented three double bedroom family home is offered to the market chain free. The property has been extended and modernised to the highest standards by the current owner, internal viewing is highly recommended. EPC rating D.

**Offers in Excess Of £900,000**

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING



## **Tolverne Road, West Wimbledon, London**

### **Entrance Hall**

Wood floors, under stairs cupboard housing washing machine, stairs leading to first floor.

### **Lounge**

8.08m x 5.18m (26'6" x 17'0")  
Sash window to front aspect with cast iron radiator below, solid wood floors, spot lights, range of power points and skirting boards.

### **Dining Area**

French doors leading to garden, cast iron radiator, solid wood floors, spot lights, range of power points and skirting boards.







## Your view...



### **Kitchen**

Solid wood work surface, range of eye level and under counter units, space for large range cooker with extractor hood above, wood floors, spot lights and space for fridge/freezer.

### **First Floor Landing**

Approached via staircase from entrance hall.

### **Bedroom One**

3.89m x 2.90m (12'9" x 9'6")  
Bay with sash window and radiator below, built-in cupboard, ceiling pendant light, skirting boards and power points.

### **Bedroom Two**

4.11m x 2.59m (13'6" x 8'6")  
Sash window overlooking the rear garden, radiator, built-

in cupboard and hanging pendant light.

### **Family Bathroom**

A luxurious bathroom suite comprising enclosed double ended bath with wall mounted taps, over bath power shower, W.C., hand basin, chrome towel rail, frosted sash window and airing cupboard.

### **Second Floor Landing**

### **Bedroom 3**

4.80m x 4.34m (15'9" x 14'3")  
Forming part of the loft conversion with two large Velux windows with black out blinds, spot lights and eaves storage.

### **Garden**

10.50m x 5.40m (34'6" x 17'9")  
Patio area overlooking the lawned rear garden with mature trees and flower beds.



## Local Authority

## Agents Notes

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

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For full EPC please contact the branch

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