

## Trevor Road, Wimbledon SW19 3PW



### Guide Price £1,000,000 Freehold

A delightful, well presented three bedroom, two bathroom, Victorian mid terrace house, conveniently located in a favoured position in a sought-after cul-de-sac, in the double catchment area for both Dundonald and Wimbledon Chase primary schools. Well balanced accommodation is arranged over three floors, offering flexible and comfortable living for the growing family, with the added benefit of a low maintenance garden to the rear. The ground floor comprises a guest cloakroom and a bay fronted double reception room leading through to the kitchen/breakfast room. The first floor houses two double bedrooms and a family bathroom whilst the second floor benefits from a further bedroom with en-suite bathroom. Wimbledon Town Centre with its excellent shopping, leisure and transport facilities is close by whilst Wimbledon Village with its boutique shops, restaurants and bars is also within easy reach. Council tax band E (Merton).

- Pretty Victorian terraced house
- Three bedrooms
- Two bathrooms (one en-suite)
- Double reception room
- Bright kitchen/breakfast room
- Guest cloakroom
- Well presented throughout
- Easy to maintain rear garden
- Dundonald Park location
- Close to transport links

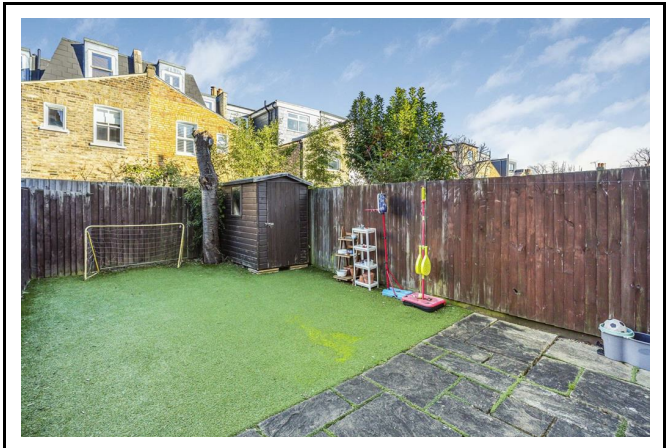
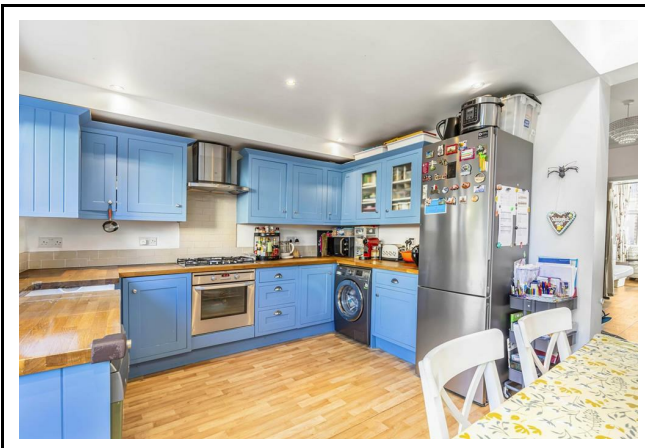
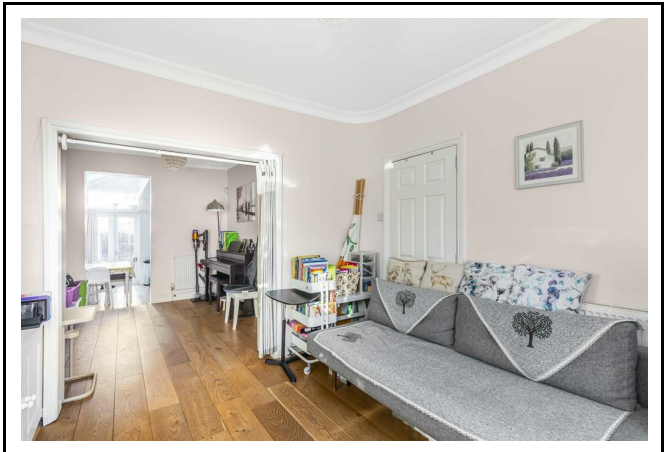
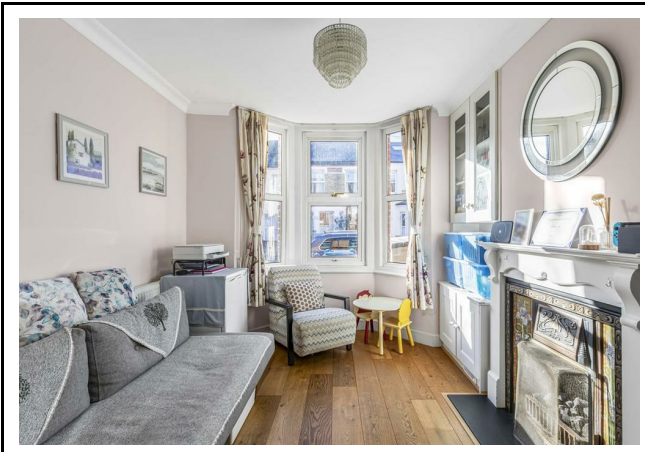
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24 High Street, Wimbledon Village, SW19 5DX

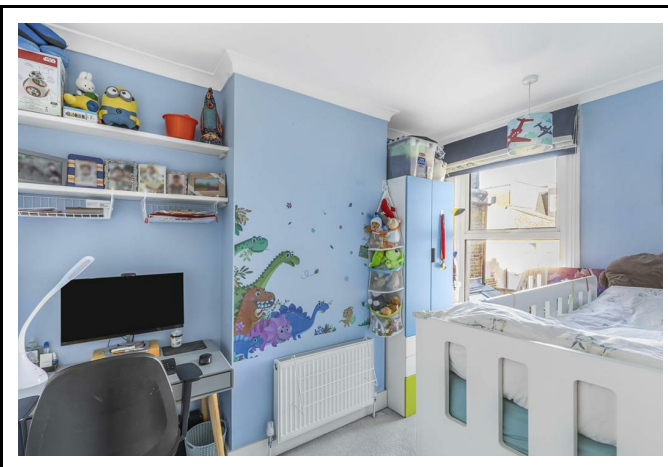
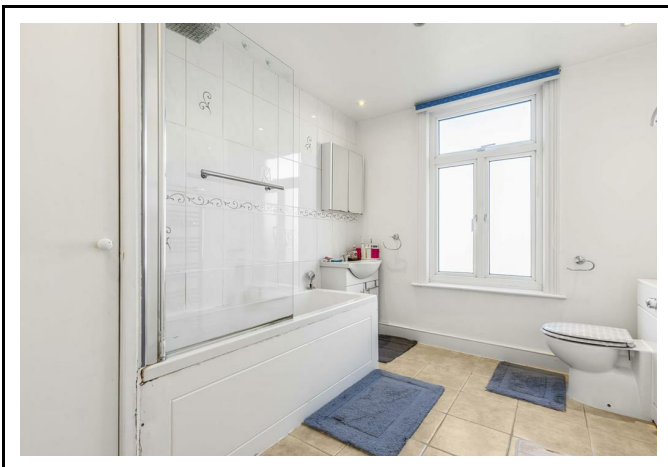
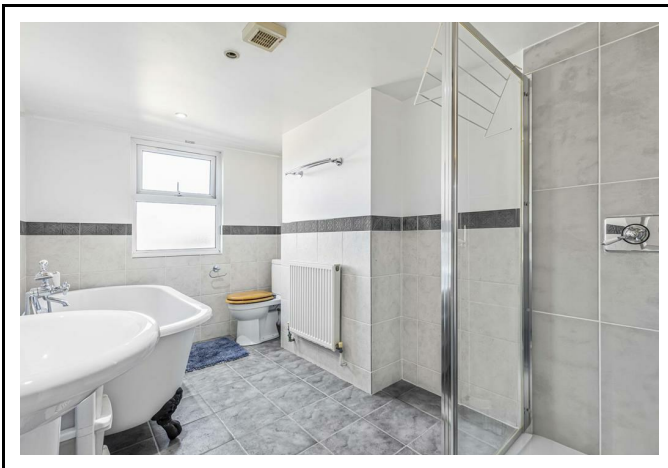


**Location:**

Trevor Road is a quiet cul-de-sac off Dundonald Road and is conveniently placed in the double catchment area for both Dundonald and Wimbledon Chase primary schools. Dundonald Road Tramlink Station is close by as well as a selection of local shops. Wimbledon Town Centre with its Mainline/District Line Station and many shops, bars, restaurants and entertainment amenities is less than a mile away.

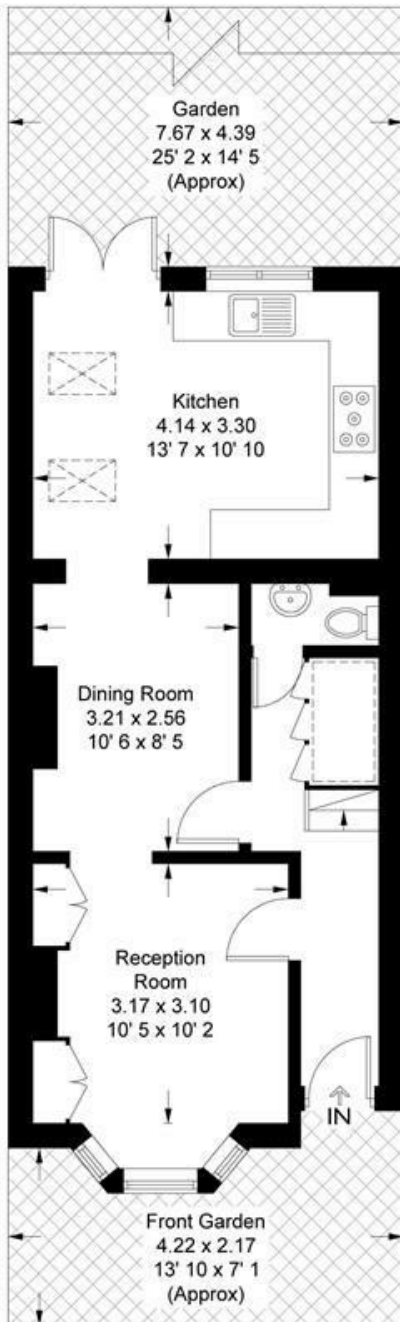





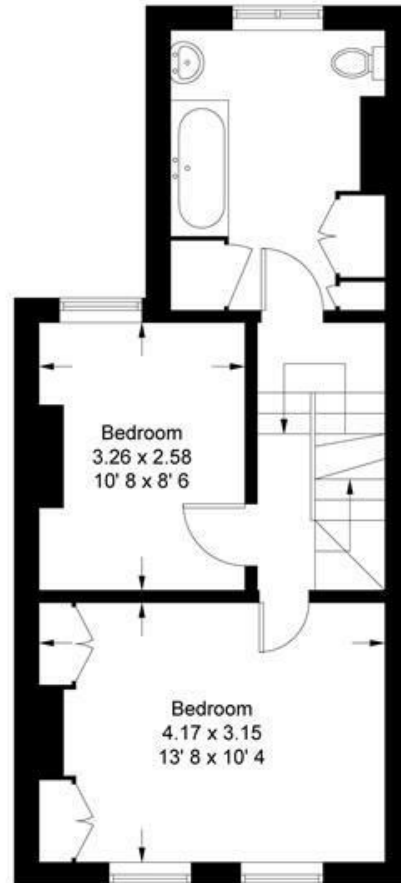


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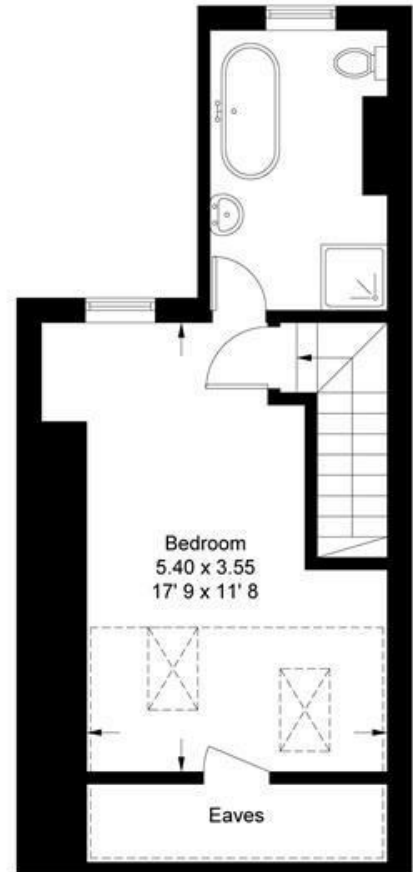
Approximate Gross Internal Area = 1088 sq ft / 101 sq m  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom / Eaves = 118 sq ft / 11 sq m  
 Total = 1206 sq ft / 112 sq m



 = Reduced headroom below 1.5m / 5'0



**First Floor**  
395 sq ft / 36.7 sq m



**Second Floor**  
347 sq ft / 32.2 sq m  
(Including Reduced Headroom / Eaves)

**Ground Floor**  
464 sq ft / 43.1 sq m  
(Including Reduced Headroom)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



**EPC Rating C**  
**Council Tax: E**



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