

# FOLKLANDS



BOURNEMOUTH ROAD, WIMBLETON

GUIDE PRICE £850,000















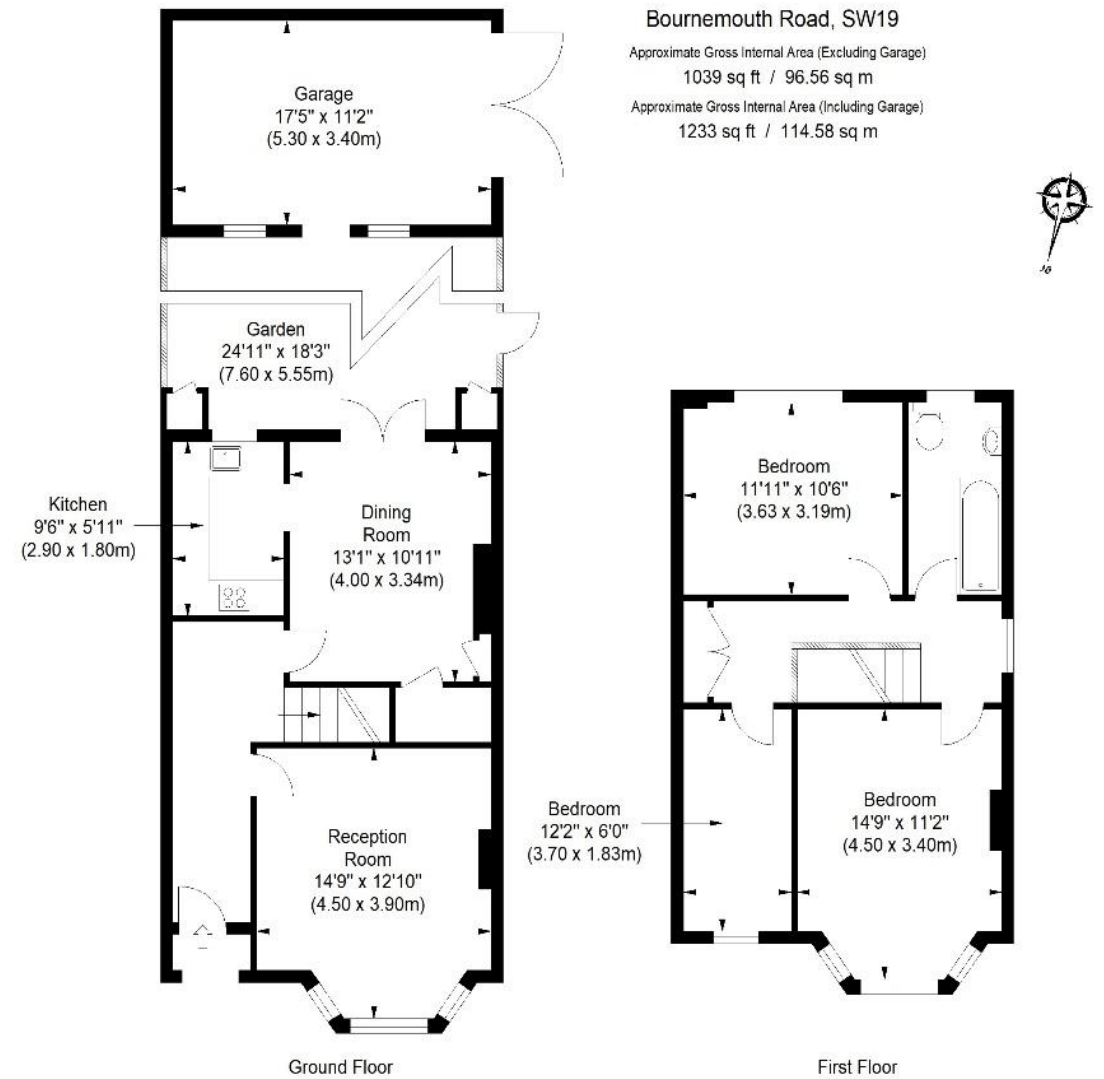


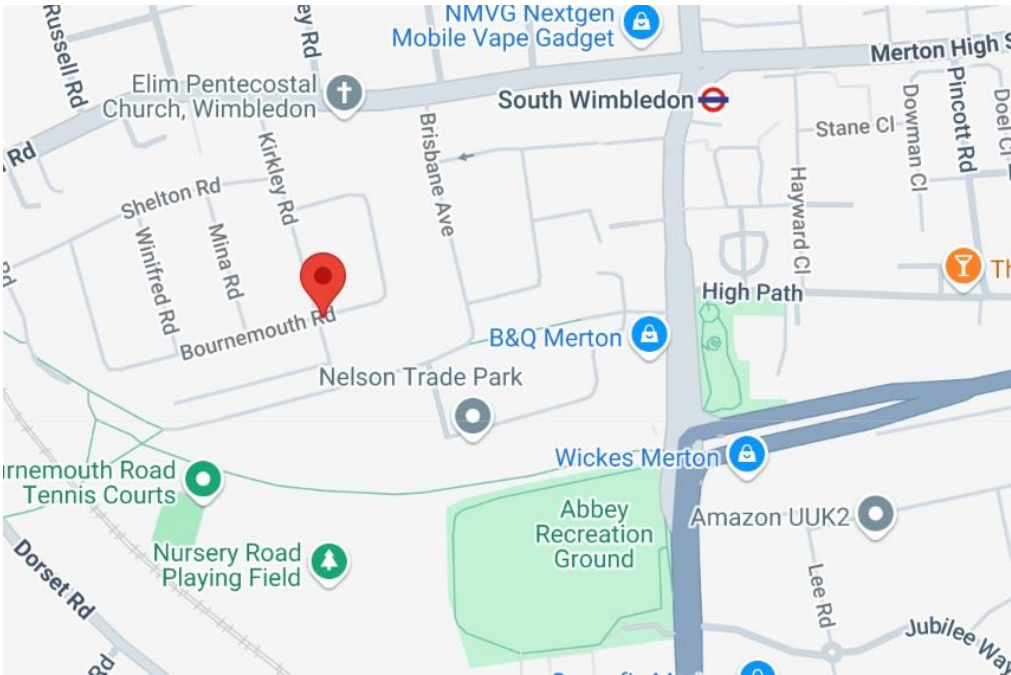
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

- ❖ FULL RENOVATION REQUIRED
- ❖ THREE BEDROOMS
- ❖ PERIOD END OF TERRACE HOUSE
- ❖ SOUTH FACING REAR GARDEN
- ❖ PRIVATE GARAGE (RARELY AVAILABLE IN AREA)
- ❖ HIGHLY DESIRABLE LOCATION
- ❖ EXCELLENT SCOPE TO EXTEND (STPP)
- ❖ 0.2 MILES FROM SOUTH WIMBLEDON TUBE STATION
- ❖ 0.7 MILES FROM WIMBLEDON MAINLINE STATION
- ❖ EPC EER E



**\*\* Full Renovation Required \*\* Enormous Potential \*\*** A three-bedroom period end-of-terrace house situated within the highly desirable Old Merton Park area of Wimbledon, conveniently positioned only 0.2 miles from South Wimbledon tube station and 0.7 miles from Wimbledon mainline train station.

This bright & spacious home enjoys a corner position, has a South facing rear garden and uniquely benefits from a brick-built garage to the rear; whilst the garage will also require renovation, being of a brick construction, this could be converted into a home office/ garden room. Additionally, there is ample scope to extend this house both to the rear and into the loft space (Subject to the usual permissions).

The accommodation comprises three bedrooms, a first-floor three-piece bathroom suite, a generous landing area with fitted cupboards & loft access, a bay-fronted living room, a sizeable entrance hallway, a separate dining room with an understairs cupboard & garden access, a fitted kitchen with modern combi-boiler and a 24' South facing rear garden with side access and direct access into the garage.

Furthermore, this property sits close by to an abundance of local shops, cafes & restaurants, is well-connected to multiple local bus routes & the local Tram stop at Merton Park and sits nearby to several well regarded primary & secondary schools.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		