

Garfield Road Wimbledon, SW19 8RZ

£980,000 Freehold



A truly stunning, fully extended, Victorian semi detached house in the heart of The Poets area of Wimbledon. The high level of finish throughout the house incorporates Corston ironmongery, Pooky lighting and Crosswater brassware in all bathrooms which perfectly complement the tiles from Claybrook and Bert & May.

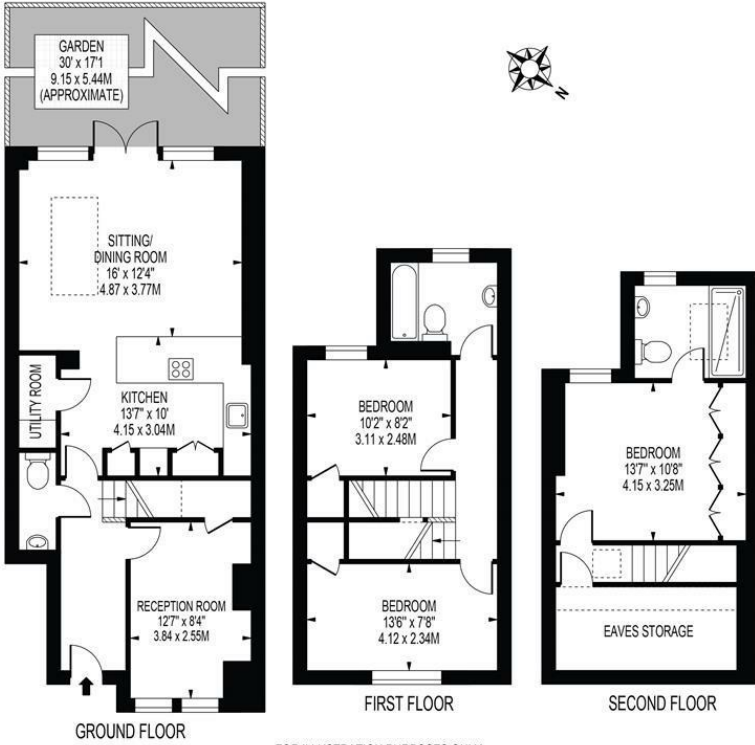
Having been extensively refurbished and extended by the current owners as a labour of love, this "one-off" incorporates period charm with a modernist twist. With a welcoming lounge/snug, separate W/C and utility room, exceptional open plan kitchen/dining/living room with vast lantern skylight over the dining area and floor to ceiling crittall doors opening on to a private western aspect walled garden. Upstairs are three double bedrooms and two bathrooms arranged over the upper floors.

Must be seen to be fully appreciated!

GARFIELD ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1234 SQ FT - 114.62 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 76 SQ FT - 7.02 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



- Poets Area
- Semi Detached Victorian House
- Three Double Bedrooms
- Two Bathrooms
- Downstairs Utility Room
- Stunning Open Plan Kitchen
- Separate Lounge
- Freehold
- EPC Rating C
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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