

Victory Road Wimbledon, SW19 1HP

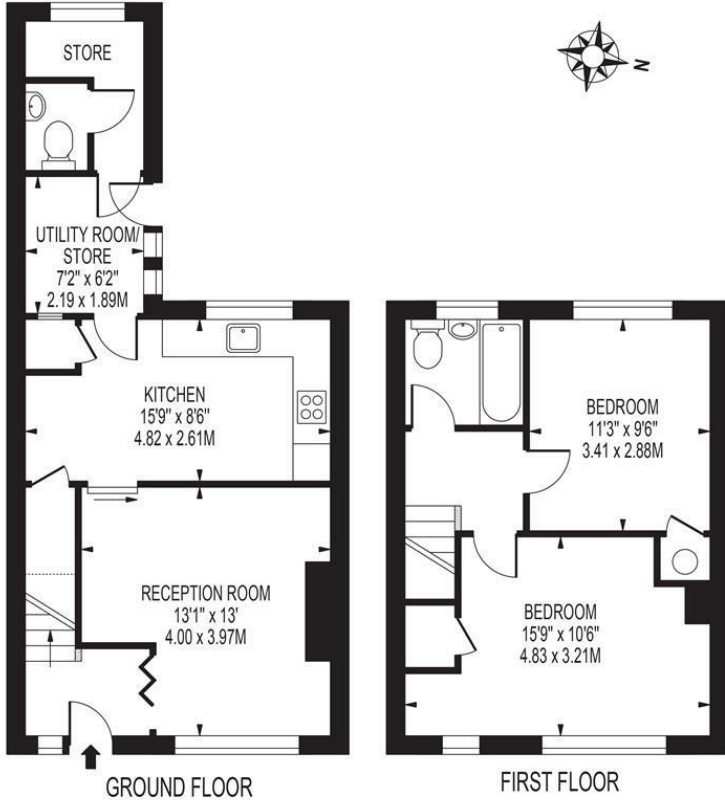
£799,950 Freehold



Available with No Onward Chain this two double bedroom house with a wonderful west facing 70ft + rear garden situated in the desirable "Battles Area" of Wimbledon poses a fantastic opportunity for a buyer. The property comprises a spacious lounge, kitchen/breakfast room, ground floor w/c and utility as well as two good sized bedrooms and family bathroom. Close to highly regarded local schools, excellent transport links and local recreation grounds early viewings are highly recommended.

VICTORY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 805 SQ FT - 74.78 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.



- Battles Location
- Two Double Bedrooms
- 70ft+ West Facing Garden
- Kitchen/Breakfast Room
- Lounge
- Sought After Local Schools
- Excellent Transport Links
- Freehold
- Current EPC Rating - D
- Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		64	
(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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