

## Havelock Road Wimbledon, SW19 8HD

**£875,000 Freehold**



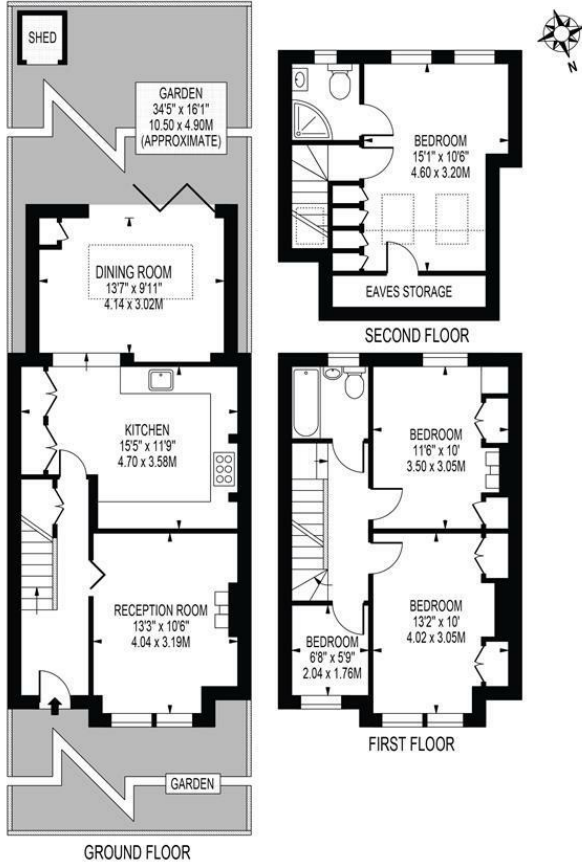
**VIEWINGS TO COMMENCE SATURDAY 6TH APRIL 2024.**

A fantastic example of an extended four bedroom, two bathroom, Victorian terraced family home located on this popular tree-lined street in the Poets Area, situated close to Haydons Road Thameslink station, excellent schools and within close proximity to Wimbledon town centre. Tastefully updated by the current owners throughout boasting an inviting reception room and wonderful extended kitchen/breakfast room with bi-fold doors leading out to a South facing low maintenance rear garden. Upstairs there are two double bedrooms, a single bedroom/study and spacious modern family bathroom on the first floor, with the principle bedroom and en-suite in the converted loft.

## HAVELOCK ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1164 SQ FT - 108.10 SQ M  
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 62 SQ FT - 5.78 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.



- Victorian Terrace
- Fully Extended
- Four Bedrooms
- Two Bathrooms
- South Facing Rear Garden
- Open Plan Kitchen/Dining Room
- Excellent Commuter Links
- Freehold
- Current EPC Rating - TBC
- Council Tax Band - D

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