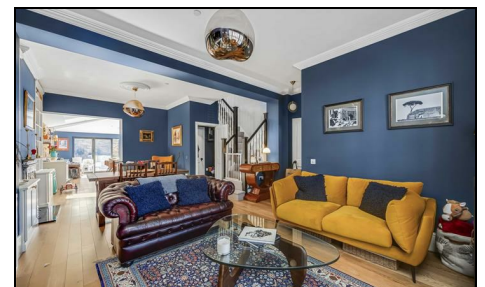
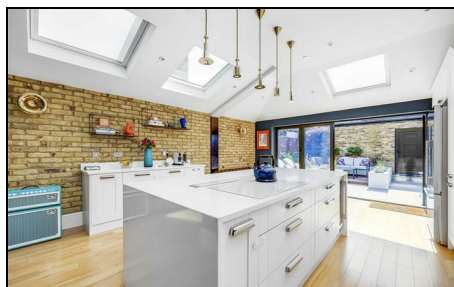


## Hartfield Crescent Wimbledon, SW19 3SD

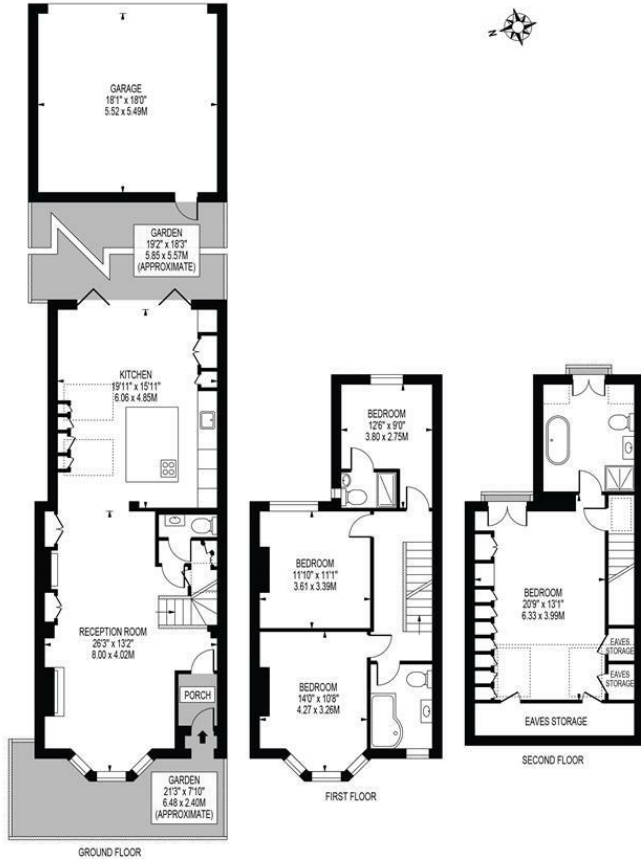
Offers In Excess Of £1,550,000 Freehold



A charming end of terrace period property situated in the heart of Wimbledon Town close to sought after local schools and a short walk to Wimbledon station. Boasting over 1,650 sq ft of living space this fully extended Victorian house offers four bedrooms and three bathrooms, providing an open plan living space with a separate reception room and ample storage space. Finished to an incredibly high specification throughout this property ensures a modern and stylish living experience. The principal bedroom and en-suite are located in the thoughtfully planned loft extension with bespoke fitted wardrobes. Furthermore a beautiful landscaped garden with Mandarin Stone porcelain tiles and a double garage which offers secure off street parking, a rarely available property in Wimbledon.

## HARTFIELD CRESCENT

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1776 SQ FT - 165.02 SQ M  
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING GARAGE)  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 160 SQ FT - 13.94 SQ M  
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 326 SQ FT - 30.30 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.

- Fully Extended Period House
- Four Bedrooms
- Stunning Open Plan Living Space
- Fitted Kitchen With Quartz Worktops
- Three Bathrooms
- 2,127 Sq Ft Including Garage
- Secure Double Garage
- Landscaped Garden
- Dundonald Catchment and Close To Wimbledon Station
- EPC Rating E Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

