

Cowper Road Wimbledon, SW19 1AB

£925,000 Freehold



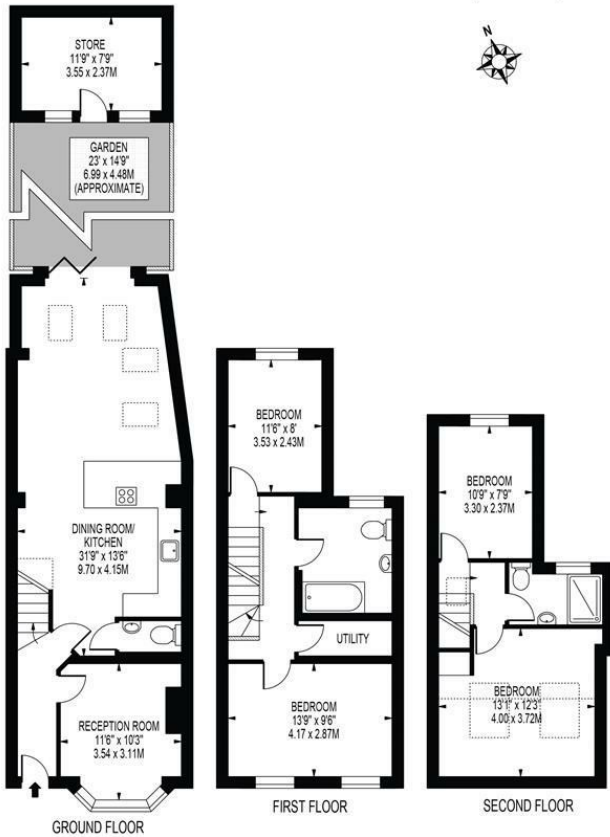
A well presented and fully extended four bedroom Victorian terraced family home, offered to the market with no onward chain and located in the popular Poets area of Wimbledon, with great transport links nearby as well as excellent local schools. Comprising a downstairs W/C that separates the front reception from the large open-plan kitchen/diner with superb entertainment space and a modern kitchen with integrated appliances. Bi-fold doors open out onto the private rear garden with a studio/garden room at the rear. Boasting two bedrooms a larger than average family bathroom on the first floor with a separate utility room, the double loft extension contains two further bedrooms and an additional bathroom suite.

COWPER ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1301 SQ FT - 120.90 SQ M
(INCLUDING RESTRICTED HEIGHT AREA & EXCLUDING STORE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 86 SQ FT - 8.00 SQ M

APPROXIMATE GROSS INTERNAL FLOOR AREA OF STORE : 91 SQ FT - 8.41 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.



- Extended Victorian Family Home
- Four Bedrooms
- Two Bathrooms Plus Ground Floor W/C
- Open Plan Kitchen/Diner Extension
- Sought After 'Poets' Location in Wimbledon
- Close to Excellent Schools and Various Transport Links
- No Onward Chain
- 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	77	
(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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