

**30 Caxton Road
Wimbledon, SW19 8SJ**

£850,000 Freehold



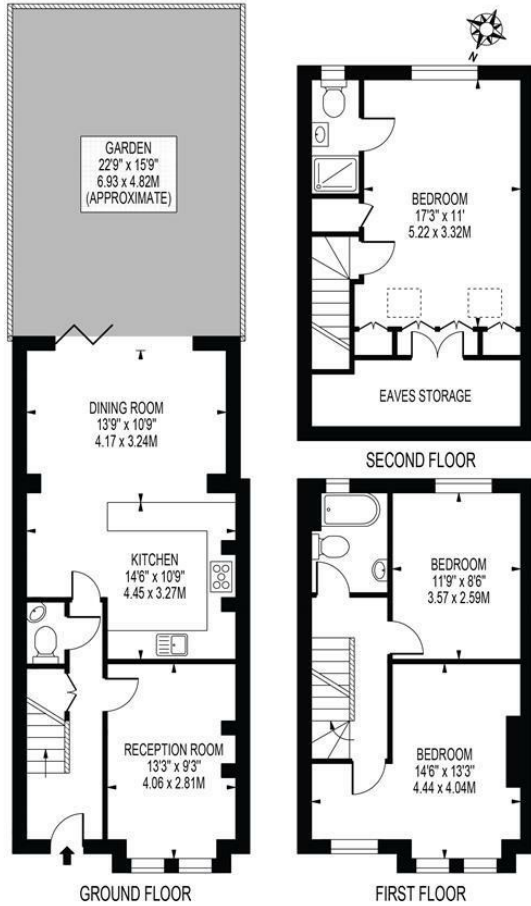
Ellisons are proud to present this superb three double bedroom Victorian semi-detached house located in the sought-after Poets Area of Wimbledon close to numerous transport links as well as the green open spaces of Garfield Recreation grounds and the River Wandle. Finished to a fantastic specification throughout, the house boasts a cosy lounge with feature fireplace and a spacious open plan kitchen/dining room with bi-fold doors that lead out to a patio covered with a beautiful pergola. To the first floor there are two double bedrooms, and family bathroom whilst the principle bedroom and en suite are situated in the converted loft.

CAXTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1187 SQ FT - 110.32 SQ M

(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 63 SQ FT - 5.89 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
- Victorian Semi Detached House
- Three Double Bedrooms
- Two Bathrooms
- Stunning Decoration Throughout
- South Facing Rear Garden
- Excellent Transport Links
- Freehold
- EPC Rating D
- Council Tax Rating D

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	86	England & Wales	EU Directive 2002/91/EC	59

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