

Grove Road Wimbledon, SW19 1BJ

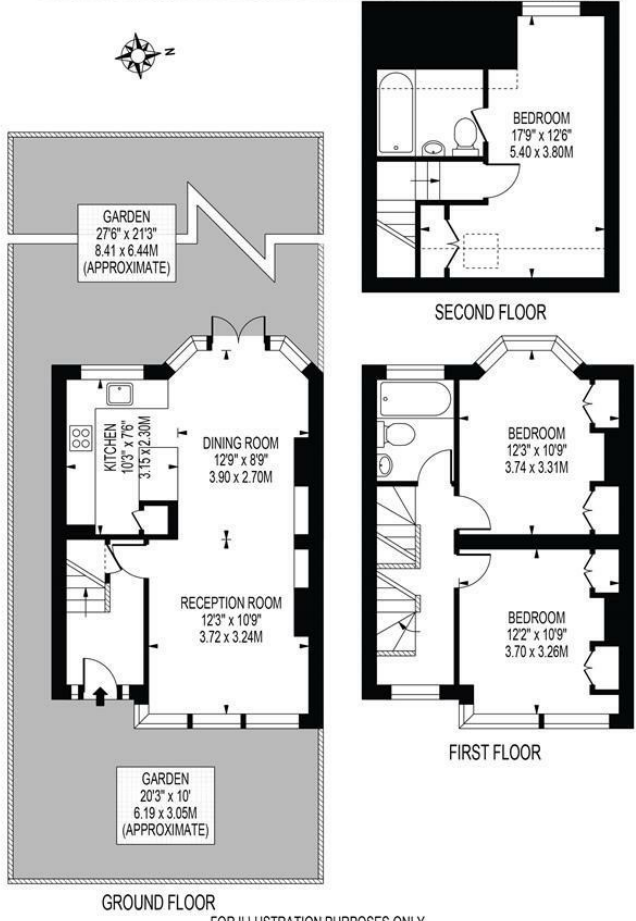
£800,000 Freehold



A bright and spacious three double bedroom semi detached house located on a quiet residential road within moments of sought after schools and commuter routes. Presented in fantastic condition throughout and boasting three double bedrooms, two bathrooms, a through reception room which opens out to a galley kitchen with ample storage and doors from the dining room leading to the private west facing rear garden and patio. Early Viewings Are Highly Recommended.

GROVE ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 982 SQ FT - 91.25 SQ M
 (INCLUDING RESTRICTED HEIGHT AREA)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 37 SQ FT - 3.44 SQ M



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.

- Semi Detached
- Three Bedrooms
- Two Bathrooms
- Through Reception Room Leading to a Private Garden
- Open Plan Living
- Excellent Transport Links
- Popular Local Schools
- Freehold
- EPC Rating TBC
- Council Tax Band D



| Energy Efficiency Rating | |
|---|-------------------------|
| Very energy efficient - lower running costs | Current |
| 92-100 A | |
| 81-91 B | |
| 69-80 C | |
| 55-68 D | |
| 49-54 E | |
| 41-48 F | |
| 35 G | |
| Not energy efficient - higher running costs | |
| England & Wales | EU Directive 2002/91/EC |

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