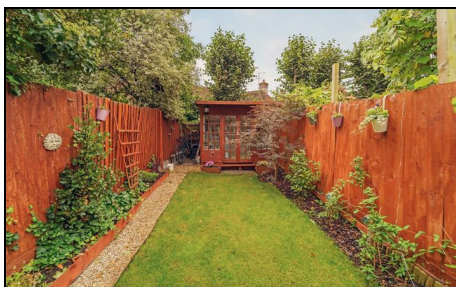


**53 Church Lane
Wimbledon, SW19 3HQ**

£780,000 Freehold

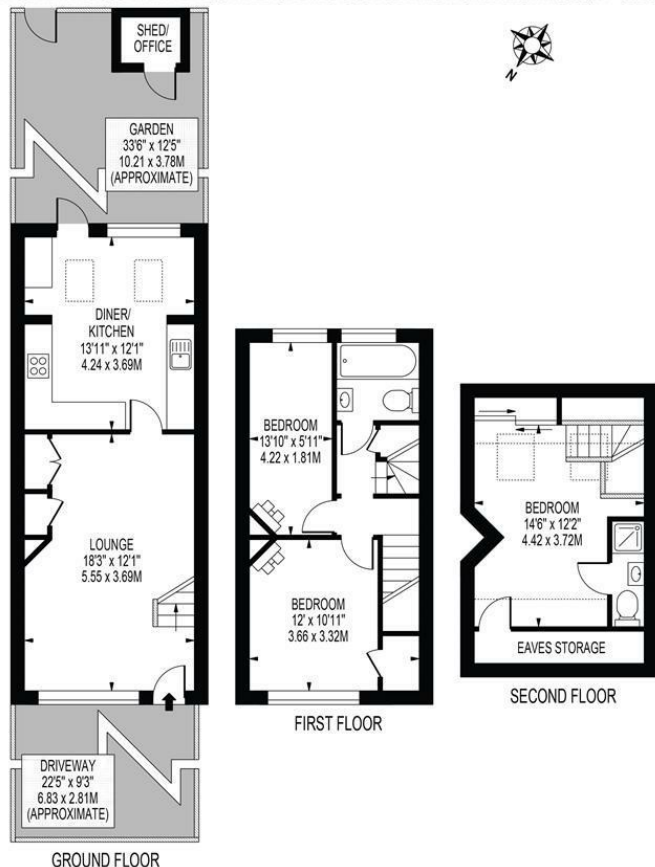


Nestled in a charming Cul-de-Sac location in the heart of the Merton Park Area of Wimbledon, this well-presented house offers three delightful bedrooms and one bathroom and an en suite shower room (both bathroom and shower room having been recently refurbished). The large lounge is ideal for relaxing evenings, while the spacious kitchen/dining room is perfect for hosting. Highlights of this property are its south-facing rear garden, excellent commuter links as well as sought-after local schools just a stone's throw away and the added convenience of off-street parking. Early viewings are highly recommended to avoid disappointment.

CHURCH LANE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 915 SQ FT - 85.01 SQ M
(INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA & EXCLUDING SHED/ OFFICE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 90 SQ FT - 8.32 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.



- Merton Park Area
- Period Terrace House with South Facing Garden
- Three Bedroom
- Two Bathrooms
- Off Street Parking
- Located within a quiet Cul-de-Sac
- Excellent Schools Incredibly Close By
- Freehold
- EPC Rating E
- Council Tax Band E

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	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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