

Craven Gardens Wimbledon, SW19 8LU

£1,150,000 Freehold



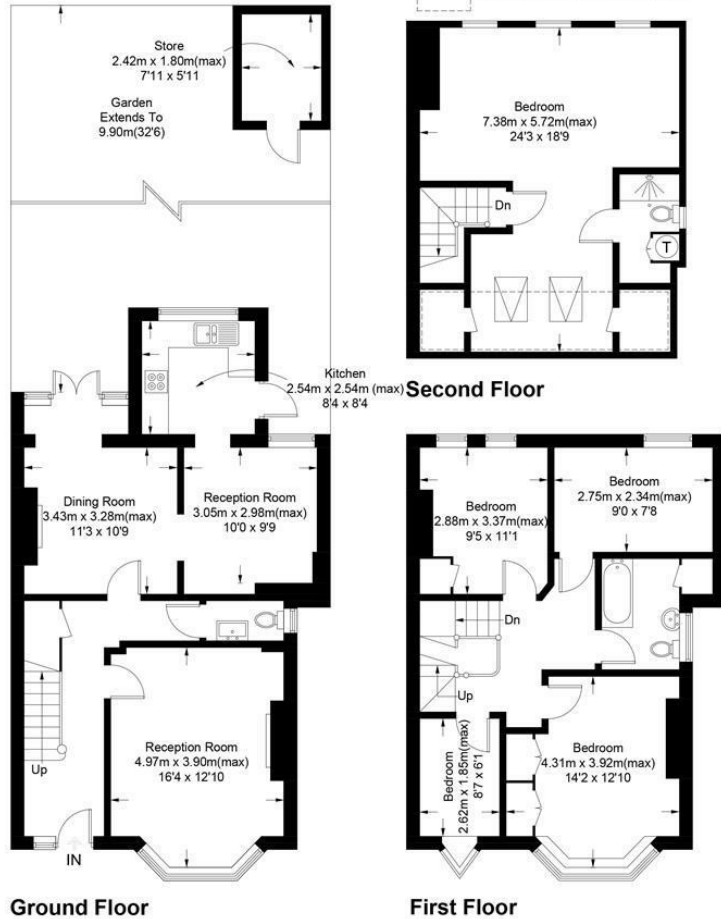
A wonderful, 1751 sq ft, five bedroom, three reception family home with a South-facing garden located on this sought after quiet road close to Wimbledon town centre. On the ground floor is a large front reception, w/c, dining room with doors out to a mature garden and a kitchen accessible from the through lounge. Upstairs are four good bedrooms, a family bathroom and a large master with en-suite in the converted loft. In addition there is potential to extend further subject to the usual consents and as these properties rarely become available an early viewing is recommended.

Craven Gardens, SW19

Approximate Gross Internal Area = 162.7 sq m / 1751 sq ft

Store = 4.3 sq m / 46 sq ft

Total = 167 sq m / 1797 sq ft



This floor plan is for representation purposes only and is not drawn to scale.

The Gross Internal Area includes outbuildings shown on the plan.

Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.

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- Five Bedroom Period Home
- Three Receptions
- South-Facing Garden
- Very Sought After Quiet Road
- Rarely Available
- Potential to Extend STPP
- Close to Wimbledon Town Centre
- Close to Excellent Schools and South Park Gardens
- EPC Rating C
- Council Tax Band E



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92-100)		84
B (81-91)		
C (69-80)	69	
D (55-68)		
E (39-54)		
F (29-38)		
G (1-28)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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