

## Haydons Road Wimbledon, SW19 8TX

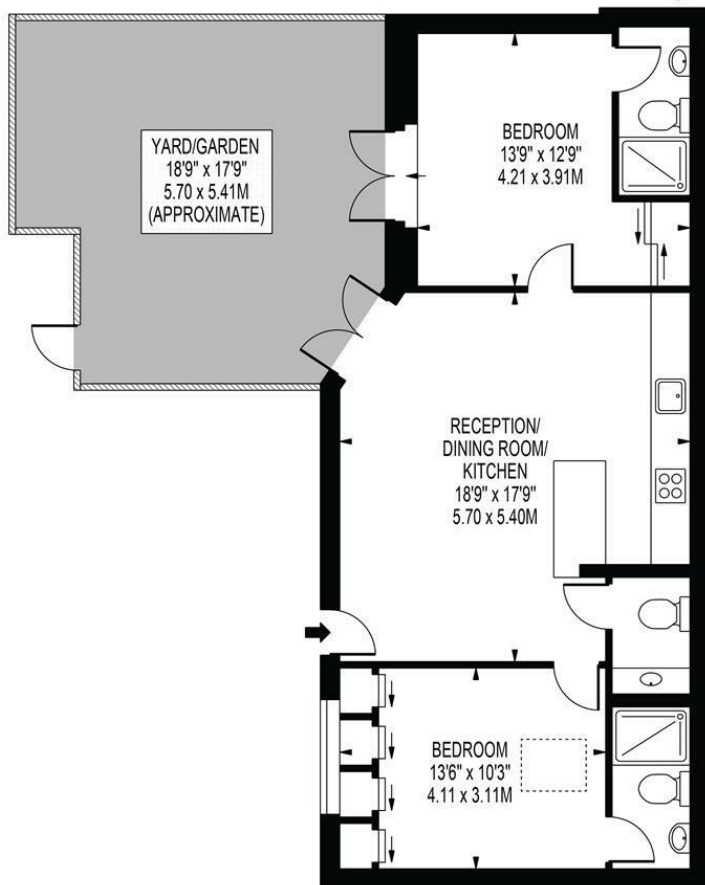
**£550,000 Freehold**



**A rarely available two double bedroom, two bathroom bungalow offered to the market with freehold ownership and no onward chain. Set back from the main road in a private gated mews development, boasting two double bedrooms (both with en-suite), a further w/c, open plan kitchen/diner with integrated appliances and a private garden. With the property being a stone's throw away from Haydons Road Thameslink and walking distance to both Wimbledon Mainline and Northern Line stations, this a perfect opportunity for both first time buyers and investors alike.**

## HAYDONS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 695 SQ FT - 64.54 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.

- Bungalow
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Kitchen/Reception
- Private Garden
- Walking Distance To Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating C
- Council Tax Band D



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>90</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years  
of successful Sales and  
Lettings in Merton**

