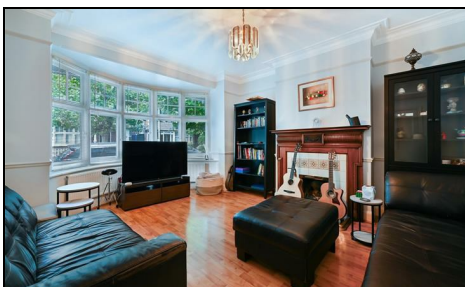


Compton Road Wimbledon, SW19 7QD

£1,500,000 Freehold

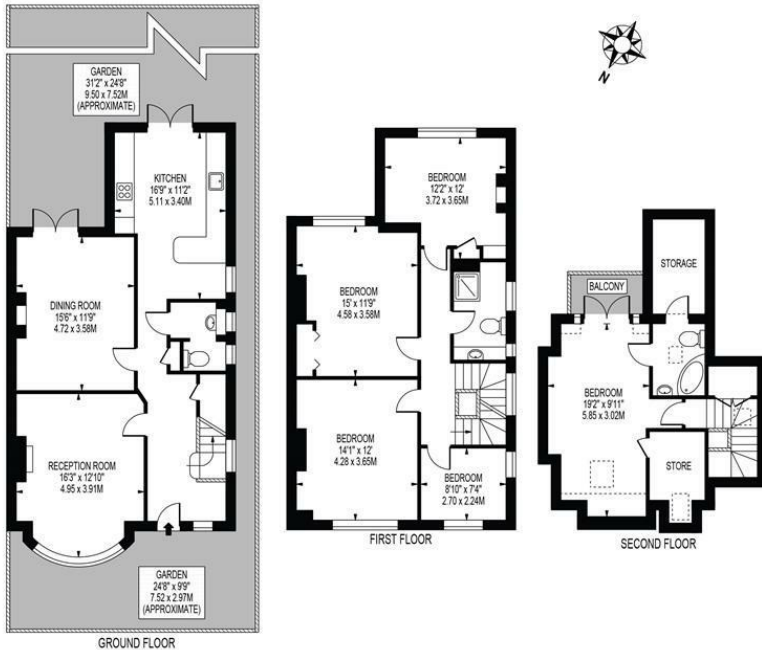


A stunning five-bedroom period Edwardian semi-detached family home, offered with no onward chain, is situated on one of Wimbledon's most desirable roads, within easy reach of excellent schools and Wimbledon mainline station. The property extends to over 1,800 sq ft and features two generous reception rooms, providing versatile living perfect for entertaining. At the rear, a large kitchen-dining room spans the back of the property and opens directly onto a private garden with convenient side access. Upstairs, there are three double bedrooms, a versatile single bedroom or study, and a family bathroom. The converted loft offers a spacious en-suite bedroom with extensive storage and balcony. Properties of this type are highly sought after by families due to their flexible layout and prime location therefore a early viewing is strongly recommended.

COMPTON ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1867 SQ FT - 173.43 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 80 SQ FT - 7.43 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.



- Edwardian Semi-Detached House
- Five Bedrooms
- Two Reception Rooms
- Two Bathrooms
- South-Facing Garden
- Central Wimbledon Location
- Excellent Transport Links and Outstanding Schools Nearby
- No Onward Chain
- EPC Rating E
- Council Tax Band G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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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

