

## Harcourt Road Wimbledon, SW19 1LS

**Offers In Excess Of £1,150,000 Freehold**

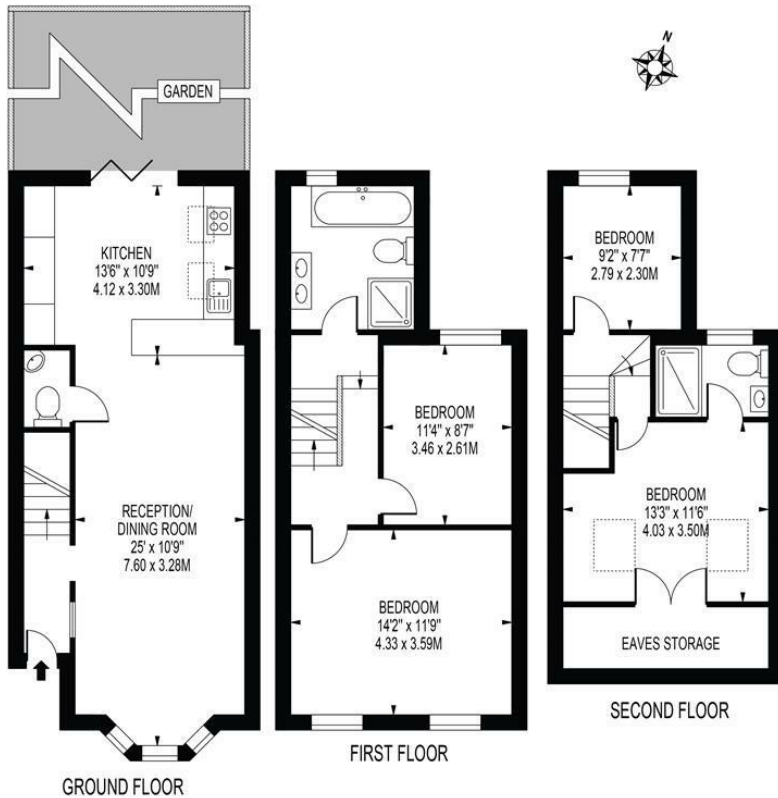


Sold with No Onward Chain this beautifully refurbished four-bedroom Victorian end-of-terrace home, situated in the much sought after "Ministers" area and finished to a high specification throughout. The house sits on a quiet, low-traffic road close to Wimbledon Broadway and within catchment for excellent local schools (Pelham Primary, St Mary's Primary, and Merton Park Primary). The ground floor features a bright open-plan kitchen, dining, and reception space, with bi-folding doors opening onto a landscaped rear garden. Upstairs, the first floor offers two spacious double bedrooms and a modern four-piece family bathroom with garden views. The top floor hosts the principal bedroom with en-suite shower room, plus a fourth bedroom ideal for a study or nursery.

## HARCOURT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1228 SQ FT - 114.10 SQ M  
(INCLUDING EAVES STORAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 52 SQ FT - 4.80 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.

- No Onward Chain
- Victorian End Of Terrace House
- Four Bedrooms
- Two Bathrooms (Principal Bedroom with en Suite)
- Wonderful Open Plan Living
- Excellent Transport Links
- Highly Sought After Local Schools
- Freehold
- EPC Rating - TBC
- Council Tax Band E



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) <b>A</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		
England & Wales		EU Directive 2002/91/EC

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