

**Oxford Avenue
Wimbledon Chase, SW20 8LS**

£1,000,000 Freehold



This charming 1656 SQFT FOUR DOUBLE BEDROOM, TWO BATHROOM Victorian terrace house is positioned in a desirable tree lined road within the Admissions Priority Area of Wimbledon Chase Primary School. Offering easy access to Raynes Park, Wimbledon Chase and Wimbledon Stations. On the ground Floor there is a lovely 24'ft dual aspect reception room, spacious entrance hall with downstairs W.C and storage and a fantastic 30'ft kitchen/dining/family room with bi folding doors leading directly to the West facing garden and outbuilding. The the first and seconds floors have four good sized bedrooms and two bathrooms. With excellent potential to further extend into to the additional loft space and the side return on the ground floor s.t.p.p.



- Four Double Bedrooms/Two Bathrooms
- West Facing Garden With Rear Access
- Wimbledon Chase Primary School A.P.A
- Charming 1656 SQFT Victorian Terrace House
- Potential to Further Extend S.T.P.P
- Superb Transport Links - Raynes Park, Wimbledon and Wimbledon Chase
- Gorgeous 24ft Dual Aspect Reception Room
- Fantastic 30ft Kitchen/Dining/Family Room With Bi Folding Doors
- EPC Rating - D
- 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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



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

