

**Southdown Road  
West Wimbledon, SW20 8PT**

**£1,140,000 Freehold**



**This impeccably finished, 6 metre rear extended three bedroom semi detached family home is perfectly located within the Wimbledon Chase Primary School Admissions Priority Area. Easy access to Raynes Park, Wimbledon and Wimbledon Common. Excellent potential to further extend subject to planning permission. Offered to the market with no onward chain.**



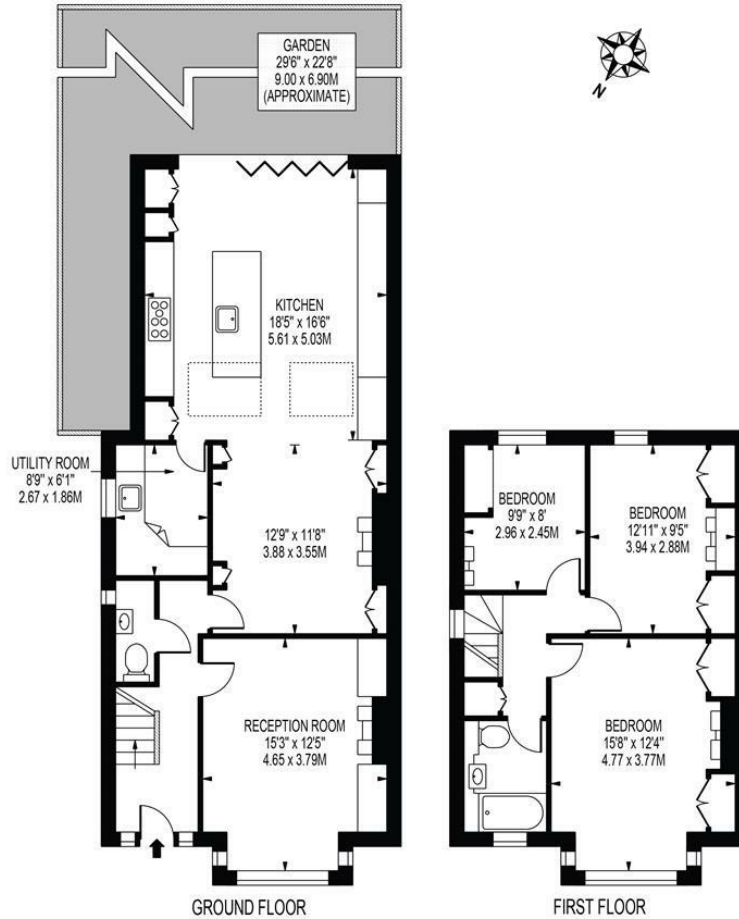
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**Celebrating 30 years  
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## SOUTHDOWN ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1311 SQ FT - 121.78 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.





- Three Bedroom
- Semi Detached House
- Stunning 6m Rear Extension
- Utility Room & Downstairs W.C
- Thoughtfully Refurbished Throughout
- Close To Wimbledon
- Close To Raynes Park
- Desirable Side Road
- Council Tax - E
- EPC - D

| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>81</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | <b>62</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 |           |

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