

## Toynebee Road West Wimbledon, SW20 8SH

£1,165,000 Freehold



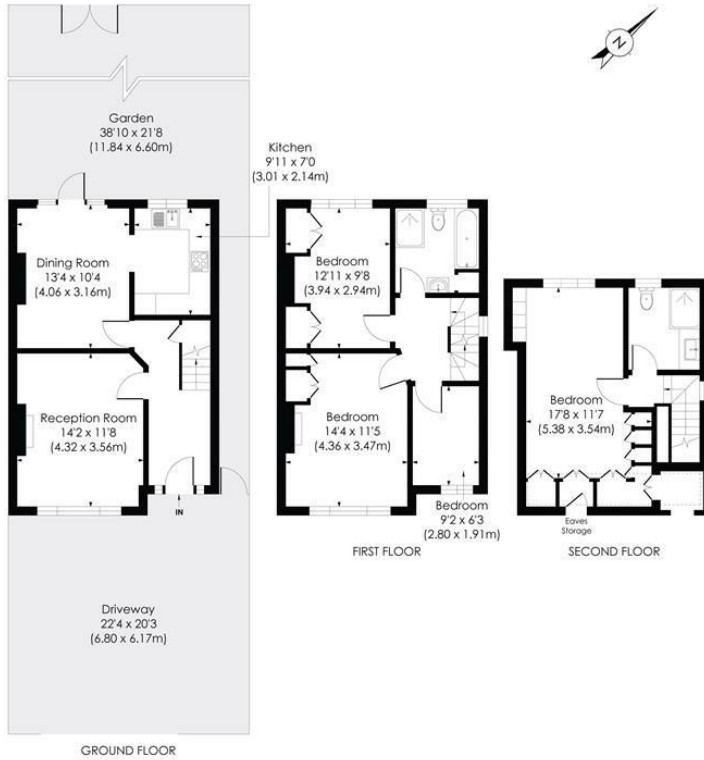
This gorgeous **FOUR BEDROOM, TWO BATHROOM** End of terrace 1930's family home has been impeccably finished throughout and is perfectly located within the admissions priority area for Wimbledon Chase Primary School. Ideally located for transport links from Wimbledon Chase, Raynes Park and Wimbledon. There is off street parking to the front, side/rear access, a spacious separate reception room, a superb and newly finished open plan kitchen/dining room with Moroccan handmade tiles and Quartz worktops and a lovely rear garden. On the first floor there is a beautiful recently fitted family bathroom and three bedrooms. On the top floor is an exceptional primary bedroom with built in wardrobes and separate shower room. Potential to further extend S.T.P.P

**TOYNBEE ROAD, SW20**

Approx. Gross Internal Floor Area

**1308 Sq. ft/121.47 Sq. m** (Including Reduced Height, Excluding Eaves)

**1250 Sq. ft/116.1 Sq. m** (Excluding Reduced Height, Excluding Eaves)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Four Bedroom - Two Bathroom
- 1930's End of Terrace Family Home
- Off Street Parking To Front
- Wimbledon Chase Primary School A.P.A
- Superb Transport Options
- Exceptional Finish Throughout
- Potential To Extend S.T.P.P
- Stunning Primary Bedroom
- Energy Performance Certificate Rating - D
- Council Tax Band - E



Energy Efficiency Rating		Current	Possible
Very energy efficient - lower running costs			
A	(91-100)		
B	(81-90)		
C	(69-80)		
D	(55-68)	67	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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