

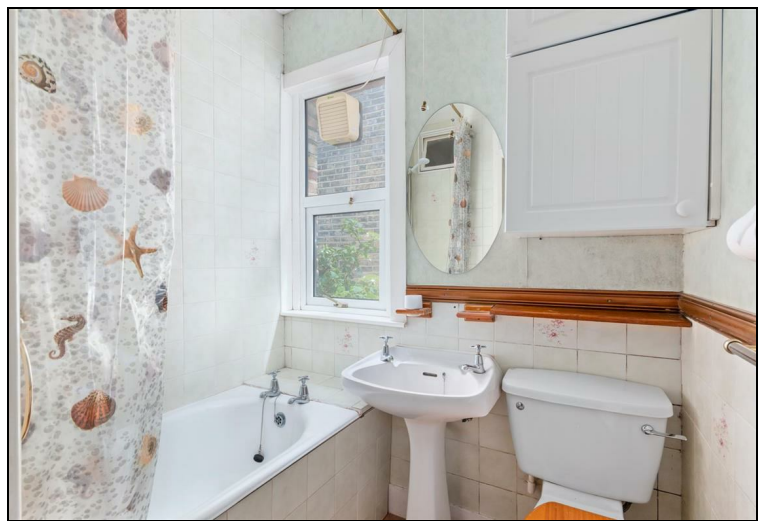
## Amity Grove West Wimbledon, SW20 0LJ

£1,000,000 Freehold



**This attractive 1246 sqft FOUR BEDROOM Victorian Semi Detached House has a lovely 56ft rear garden with side access and offers superb potential to extend s.t.p.p. Located on a highly desirable Road just off of Raynes Park High Street and within only 0.2 miles to Raynes Park Station. There is a separate front reception room, semi open kitchen dining room, lean to extension, downstairs W.C, four bedrooms and a family bathroom. Offered to the market with no onward chain.**





Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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of successful Sales and  
Lettings in Merton**





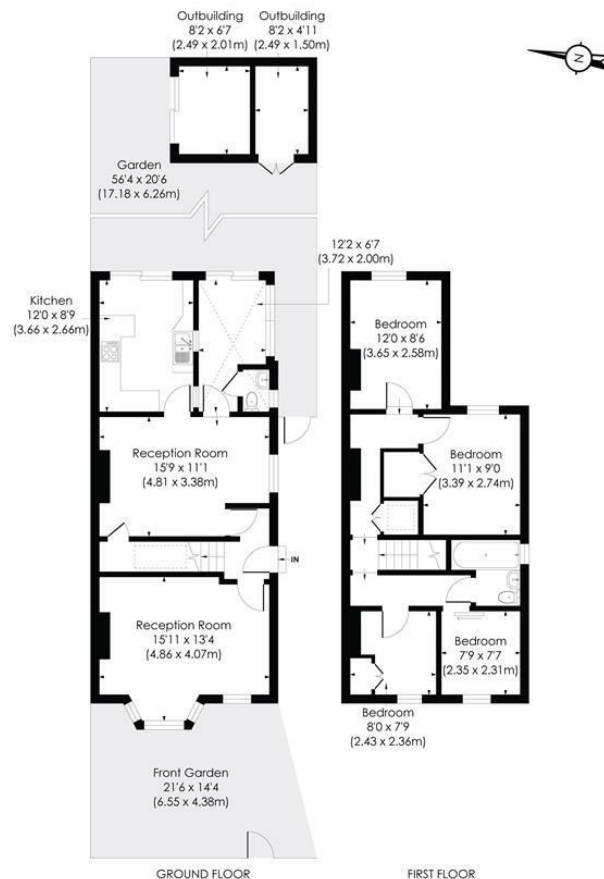


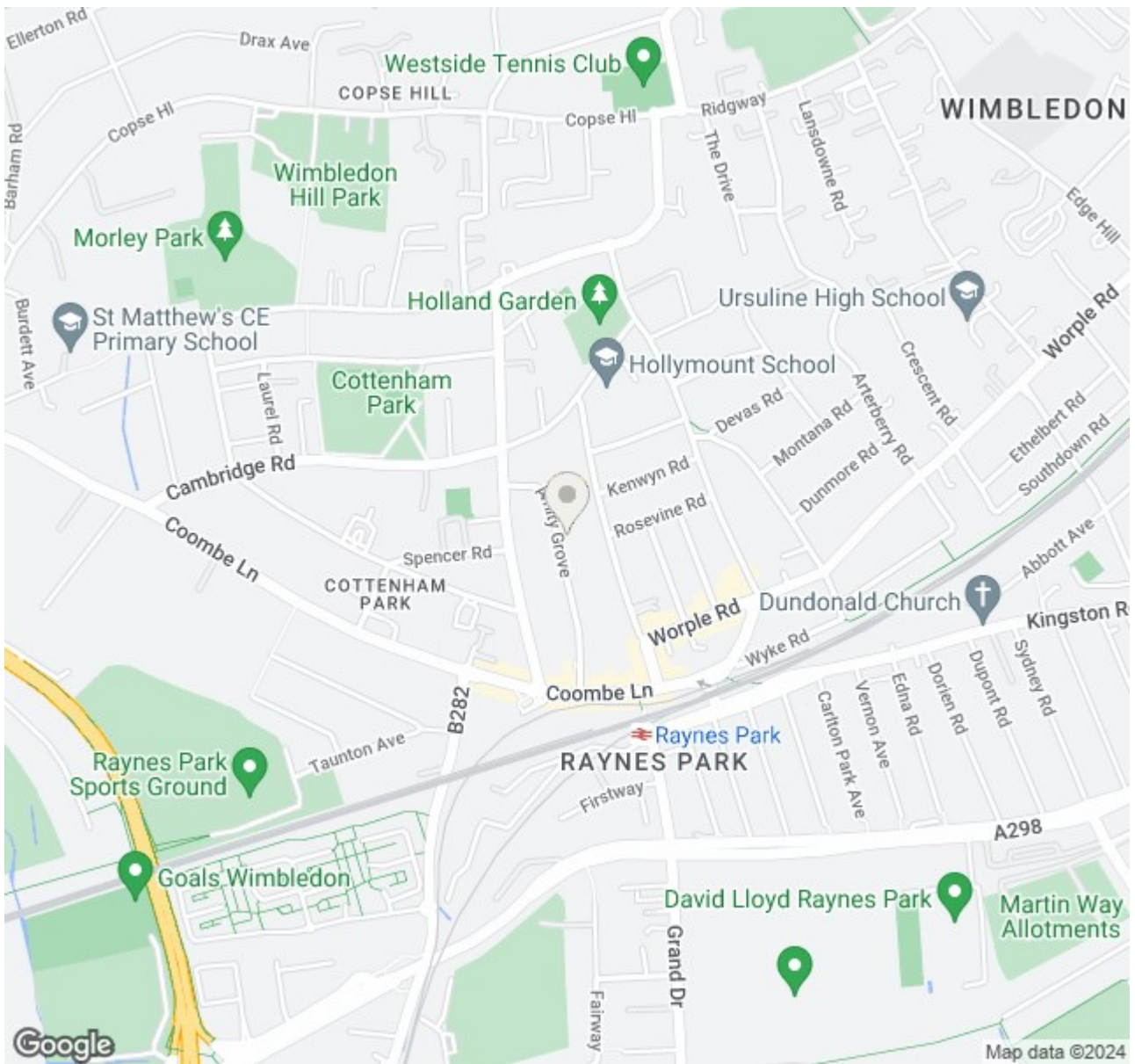
## AMITY GROVE, SW20

Approx. Gross Internal Floor Area

**1246 Sq. ft/115.71 Sq. m (Including Outbuildings)**

**1138 Sq. ft/105.76 Sq. m (Excluding Outbuildings)**





- 1246 sqft Four Bedroom
- Attractive Victorian Semi Detached House
- Potential to Extend s.t.p.p and finish to own desired taste
- 56ft Rear Garden with side access
- No Onward Chain
- Desirable Road moments form Raynes Park High Street
- 0.2 Miles to Raynes Park Station
- Excellent Family Home
- EPC - D
- Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</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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