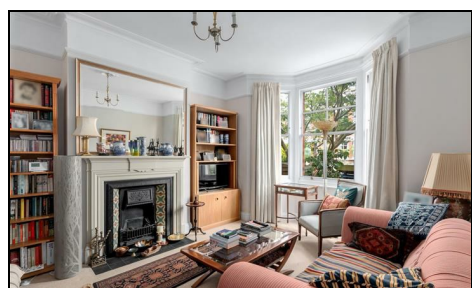


## Kenwyn Road West Wimbledon, SW20 8TR

**£1,250,000 Freehold**



This attractive 1,393 sqft **THREE DOUBLE BEDROOM, TWO BATHROOM**, extended Edwardian Terrace House has a stunning South facing garden and is located in the highly sought after Lambton Conservation area only 0.2 Miles to Hollymount Primary School and 0.3 Miles to Raynes Park Station and High Street. There is a welcoming entrance hall with under stairs storage, two charming separate reception rooms with ornate fireplaces and a lovely extended modern kitchen. On the first floor there are two good sized double bedrooms, a family bathroom and a superb study area. The loft has also been converted creating a spacious principal bedroom with en suite shower room. Offered to the market with no onward chain.

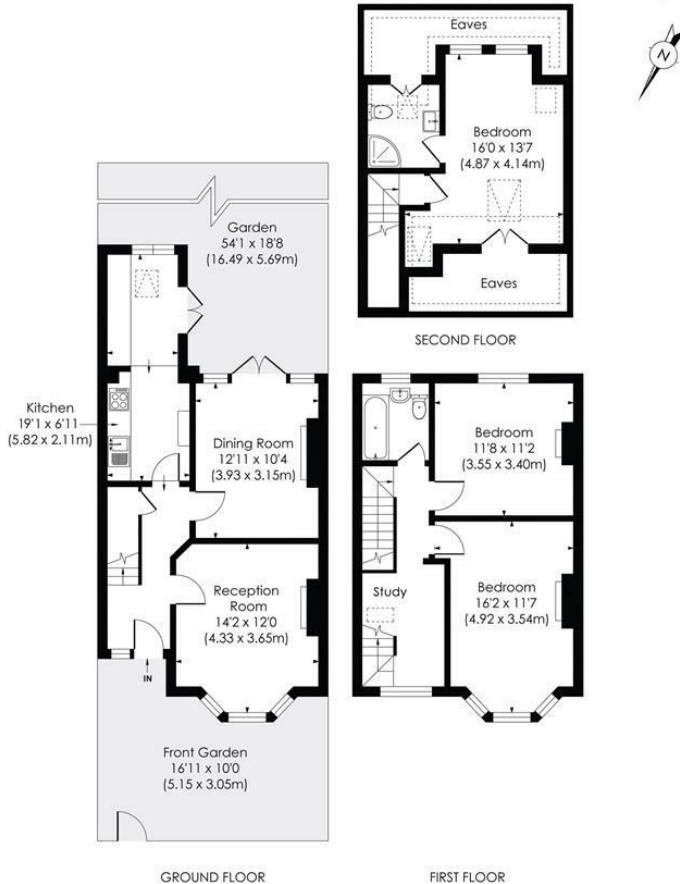


## KENWYN ROAD, SW20

Approx. Gross Internal Floor Area

1393 Sq. ft/129.42 Sq. m (Including Reduced Height)

1179 Sq. ft/109.56 Sq. m (Excluding Reduced Height)



© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

pixangle  
PROPERTY MARKETING

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.

- 1,393 sqft - Three Double Bedroom - Two Bathroom
- Attractive Edwardian Terrace House
- Pretty South Facing Garden
- 0.2 Miles To Hollymount Primary School
- 0.3 Miles To Raynes Park High Street And Station
- Desirable Tree-Lined Road In The Lambton Conservation Area
- Spacious Principal Bedroom With En Suite
- No Onward Chain
- EPC - D
- Council Tax Band - F



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (91-100)		82
B (81-90)		
C (69-80)		65
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
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

