



Lower Downs Road, London, SW20 8QQ

welcome to

Lower Downs Road, London

We are delighted to offer, this substantial, fully extended, blay-designed, four-bedroom, mid terraced family residence benefiting from off street parking, proximity to good schools, train links to central London and vibrant Wimbledon High Street and village.

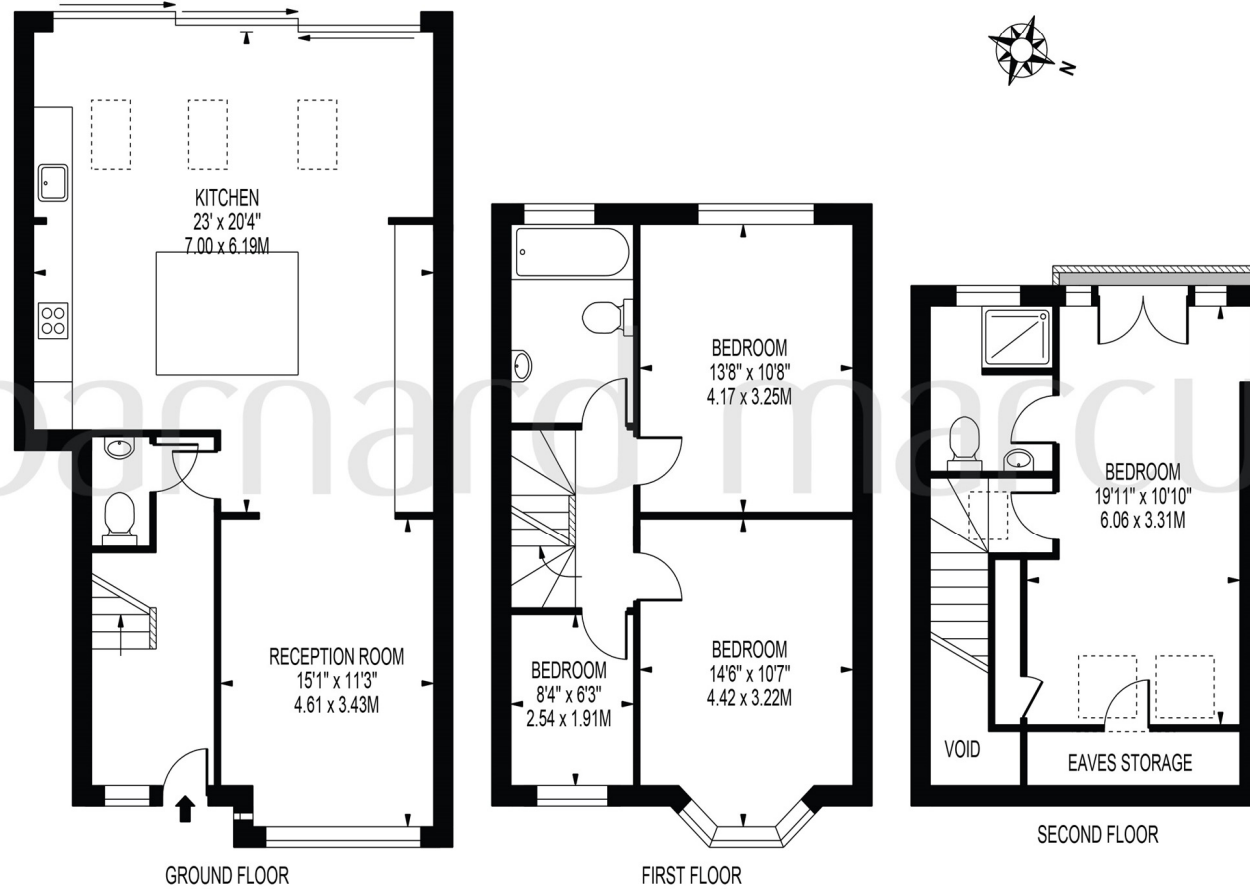


LOWER DOWNS ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1517 SQ FT - 140.95 SQ M

(INCLUDING EAVES STORAGE & EXCLUDING VOID)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 28 SQ FT - 2.64 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.

We are delighted to offer, this substantial, fully extended, blay-designed, four-bedroom, mid terraced family residence benefiting from off street parking.

This attractively designed residence offers a tremendous downstairs open plan living arrangement, consisting of a large entrance hallway, a downstairs W/C, a large bay fronted reception room that leads onto a full width, extended bright and spacious high specification, fully fitted modern kitchen with breakfast bar and a large seating area to the rear of the property; complete with sliding doors leading onto a large patio South easterly private rear garden.

Continue to the first floor, are further two generous double bedrooms, a smaller third bedroom and a fully fitted family bathroom suite.

Continue to the second floor is an exceptional master bedroom complete with retained eaves storage, Juliet balcony and the addition of a high specification en-suite.

Further benefits include double glazing, gas fired central heating, sought-after location and superb décor throughout.

welcome to

Lower Downs Road, London

- Sought-After Schools
- Fully Extended
- South Easterly Private Rear Garden.
- Gas Fired Central Heating
- Double Glazing Throughout

Tenure: Freehold EPC Rating: C

guide price

£1,200,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/NML107345



Property Ref:
NML107345 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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