

SW19

it's all in the postcode...



Trafalgar Road

£1,050,000

- Exceptional Family home
- Three double bedrooms
- Beautiful Kitchen breakfast room
- Private garden
- Master bedroom with en-suite



020 8544 2828

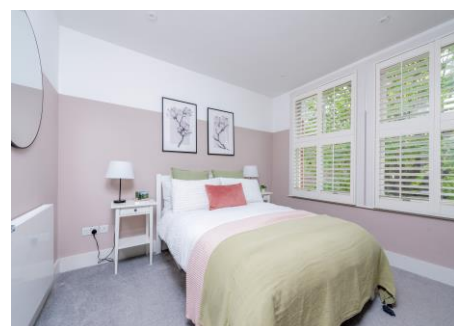
Wimbledon: Wimbledon Park: Colliers Wood

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A beautifully refurbished three bedroom family home in a sought-after Wimbledon location. Set in the desirable "Battles" area, this exceptional three double bedroom, two bathroom family home has been thoughtfully refurbished to offer a stylish, modern living environment throughout. The ground floor has been extended to create a spacious and light-filled kitchen/breakfast room with direct access to a private rear garden via bi-folding doors, perfect for both family life and entertaining. The kitchen is handmade with top quality fitted appliances and a large granite island. The entire ground floor benefits from underfloor heating. Upstairs you will find a stunning loft conversion, with juliet balcony doors, providing a generous master bedroom complete with a contemporary en-suite bathroom. Both the main and en-suite bathrooms benefit from underfloor heating and marble surfaces. Finished to a very high standard and ready to move straight into, this superb home is ideal for buyers seeking both comfort and convenience in a prime residential location



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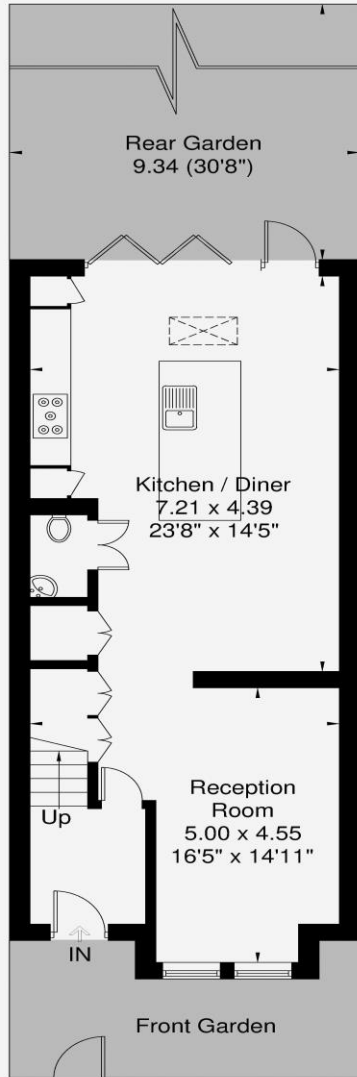
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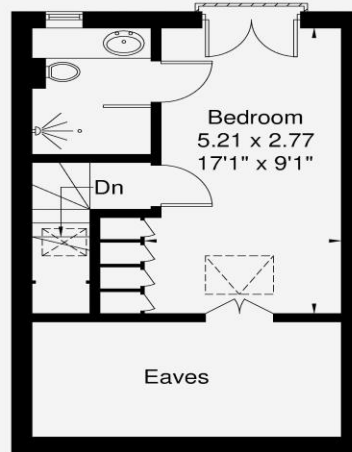
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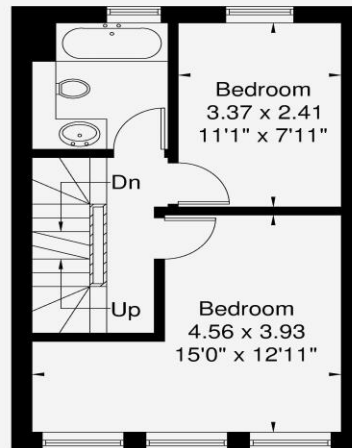
Approximate Gross Internal Area = 112.6 sq m / 1212 sq ft
(Excluding Eaves)



Ground Floor
55.1sq m / 593 sq ft



Second Floor
23.6 sq m / 254 sq ft



First Floor
33.9 sq m / 365 sq ft

www.epc.uk.com info@epc.uk.com

Not to scale, for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only and have been prepared in accordance with the current edition of RICS code of Measuring Practice.

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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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