

SW19

it's all in the postcode...



Hardy Road

£799,950

- Battles house
- West facing garden
- Side Access
- Unique size
- Scope for improvement
- Council tax Band E
- EPC Rating D



020 8544 2828

Wimbledon: Wimbledon Park: Colliers Wood

www.SW19.com

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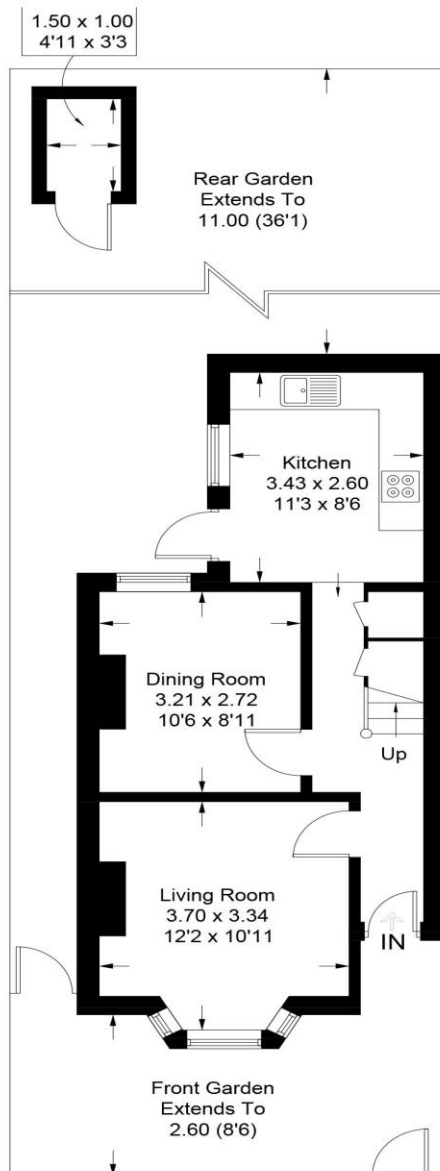
For the first time in over fifty years, we are delighted to present onto the market this two double bedroom period house in the popular Battles Area. What makes this house different is that it's an unmodified example with excellent scope to extend at the rear and into the roof space. This house is fortunate to have a larger standard foot print than others in the road with a deeper original back section. This house also offers its own private side access which is unique for these houses. The Battles area is a popular area, with Quicks road park at the top of the road, as well as excellent schools and Wimbledon's Outstanding Eveline day nursery also close by. This property offers a buyer a chance to acquire a unique house to create a lovely home, like it has for the current owners for over fifty years.



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Approximate Gross Internal Area = 75.3 sq m / 810 sq ft
Shed = 1.5 sq m / 16 sq ft
Total = 76.8 sq m / 826 sq ft



Ground Floor



First Floor

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 the 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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