

**All Saints Road
Wimbledon, SW19 1BZ**

£600,000 Freehold

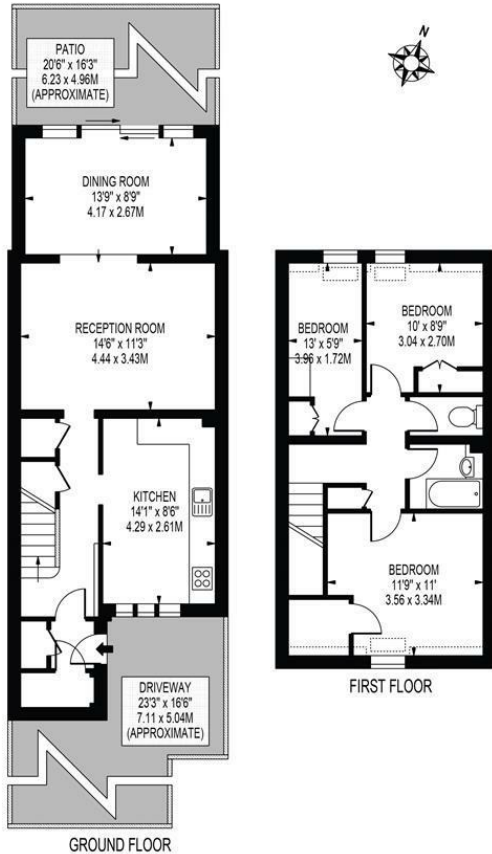


A well presented three bedroom family home offered with no onward chain, located on a sought after and quiet residential road. Ideally located within walking distance of Northern Line services at Colliers Wood and South Wimbledon Underground Stations, as well as Haydons Road Station. The property features a smart entrance hallway with ample built in storage, a fully fitted open plan kitchen and dining area and a bright lounge with a rear extension opening out to a private, low-maintenance garden with rear access. To the upstairs there are three bedrooms and a modern family bathroom, making this an ideal home for first time buyers seeking a property in the desirable SW19 postcode.

ALL SAINTS ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 999 SQ FT - 92.78 SQ M
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 13 SQ FT - 1.22 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.

- Three Bedroom House
- No Onward Chain
- Off Street Parking
- Quiet Location
- Rear Extended
- Ideal First Time Purchase
- EPC Rating : D
- Merton Council Tax Band : D



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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