



Wingmore Road, SE24  
Guide £825,000

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# In general

- Chain free
- Three – storey, four bedroom, Freehold Victorian home
- 40ft reception/kitchen/dining room
- Popular residential road
- Close to transport links
- South facing garden with new secure shed

# In detail

We are delighted to offer to the market this substantial four-bedroom Victorian terraced house which is laid out across three floors. The property is ideal for HMO Property Landlords or families wishing to 'stamp their own style' to make a fine family home. All structural walls have been removed on each floor allowing for placing stud-walls to any configuration required, along with free-standing kitchen island.

The accommodation comprises a 40ft x 15ft open-plan reception/kitchen/dining room - ideal for entertaining, and a wc on the ground floor, and on the first floor are two double bedrooms and a good-sized bathroom/shower room, there are a further two bedrooms and a 19ft x 16ft roof terrace on the top floor. To the rear is a low maintenance paved garden.

Wingmore Road is a popular residential road ideal for local transport links. Its within the catchment area of multiple well-regarded schools. Loughborough Junction station situated nearby. There are 'everyday' shopping amenities situated on Coldharbour Lane, and the delights of Ruskin Park with its tennis courts, children's play area and paddling pool is moments away.

EPC: D | Council Tax Band: E



# Floorplan

## Wingmore Road, SE24

Approximate Gross Internal Area

Ground Floor = 52.8 sq m / 568 sq ft

First Floor = 47.9 sq m / 515 sq ft

Second Floor = 28.5 sq m / 307 sq ft

Storage = 1.1 sq m / 12 sq ft

Total = 130.3 sq m / 1402 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	86 B
39-54	E		
21-38	F		
1-20	G		

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