



Hamilton Road, SW19

£1,250,000

A substantial Victorian terraced house, extended to the rear and loft to offer five bedrooms and two bathrooms. The property has a generous east facing garden and is offered with no forward chain.

Hamilton Road is in the desirable 'Battles' area within Wimbledon. Near the northern line, superb schools, a selection of shops, bars, restaurants, theatres, parks and a cinema. The area is vibrant and very popular.

Features

- Near 1600 Square Feet
- Five Bedrooms
- Two Bathrooms
- Private Garden
- Victorian Terrace House
- No Forward Chain



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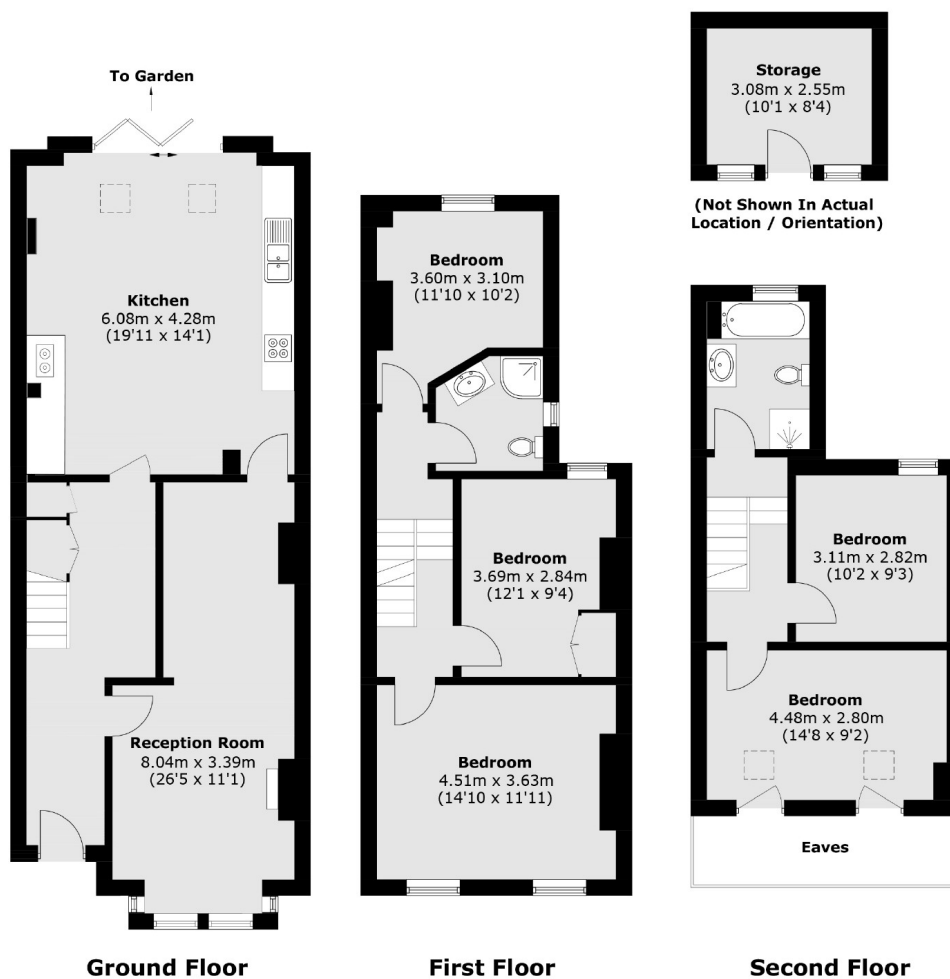
The ground floor has a large through reception room to the front, complete with a working fireplace. To the rear, there is under-stairs storage, followed by an open plan kitchen dining room, complete with Aga cooking and heating system and bi-folding doors leading to the rear garden.

The first floor has three double bedrooms and a separate shower room, with the loft then converted to the full capacity to offer two further bedrooms, a family bathroom and eaves storage. To the rear of the property you have a large east facing garden with decking.

Presented in good condition throughout and with an abundance of character, the property is offered with no forward chain.



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Total area (approx.): 145.5 sq. m (1,560.7 sq. ft) (Excluding Eaves)
Storage: 8.0 sq. m (86.1 sq. ft)

Dexters

Wimbledon
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Sales
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Energy Rating: C. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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