

**Trafalgar Road
Wimbledon, SW19 1HR**

£975,000 Freehold



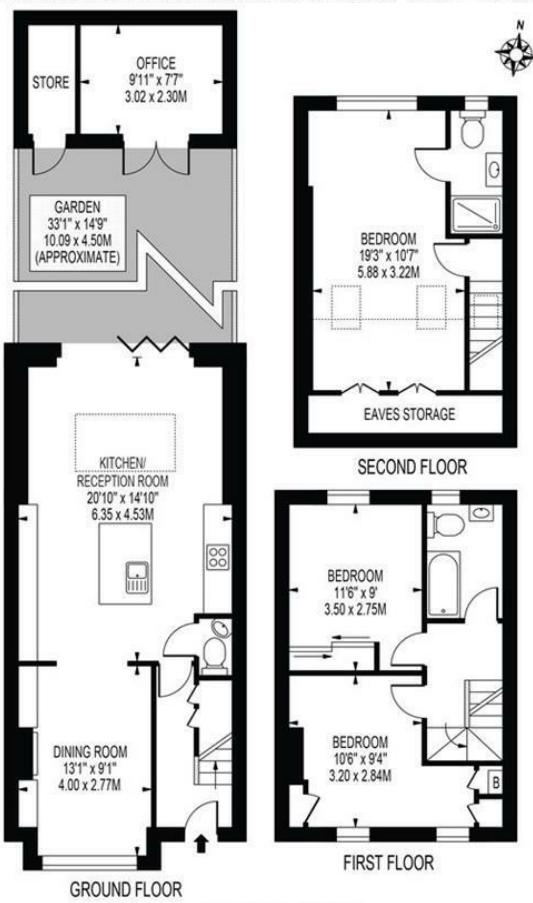
A stunning three double bedroom, two bathroom plus W/C fully extended Victorian family home in excellent condition throughout, situated in the ever popular 'Battles' area of Wimbledon, within easy reach of both Northern Line and Mainline Train Stations and sought after schools.

Beautifully finished on the ground floor with a large open-plan kitchen/diner, front reception and W/C, with bi-folding doors opening out onto a secluded garden complete with a home office at the rear. Upstairs are two well-appointed double bedrooms and family bathroom, whilst the principal bedroom is located in the converted loft and contains a luxury en-suite shower room.

Located a short walk to Wimbledon Broadway, with its numerous shops, bars, restaurants and amenities as well as idyllic recreation grounds, viewings are highly recommended.

TRAFAVGAR ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1103 SQ FT - 102.49 SQ M
 (INCLUDING EAVES STORAGE, RESTRICTED HEIGHT AREA OF EXCLUDING OUTBUILDING)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 90 SQ FT - 8.40 SQ M
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF OUTBUILDING: 102 SQ FT - 9.43 SQ M



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.

- Fully Extended Victorian Terraced Family Home
- Three Double Bedrooms
- Two Bathrooms + W/C
- Beautiful Open-Plan Kitchen/Diner
- Private Garden & Garden Room
- Desirable 'Battles' area of Wimbledon
- Close to Northern Line Tube & Mainline Stations
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E



Energy Efficiency Rating		Current	Potential
How energy efficient - lower running costs			
95.00+	A		
89.99	B		
84.99	C		
79.99	D		
74.99	E		
69.99	F		
64.99	G		
How energy efficient - higher running costs			
64.99	H		
59.99	I		
54.99	J		

England & Wales
EU Directive 2010/31/EU

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