

## Durnsford Road Wimbledon, SW19 8HQ

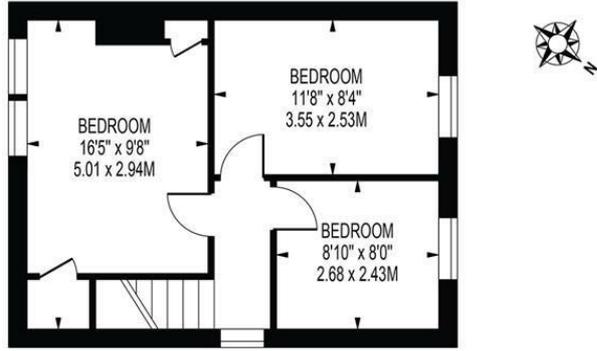
**£585,000 Freehold**



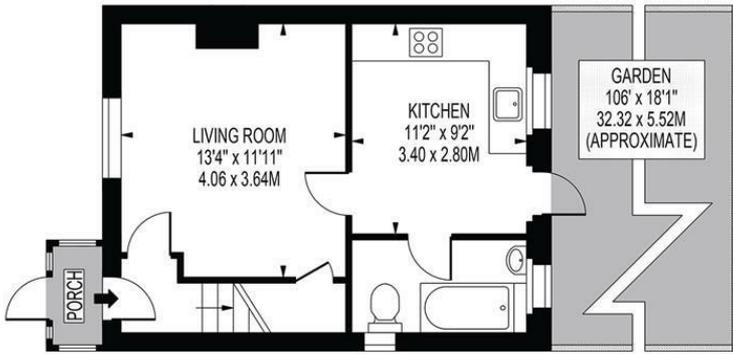
**A three bedroom end of terrace house with off street parking, side access, a large private garden and offered with No Onward Chain, located in Wimbledon. The property comprises of a spacious lounge, kitchen (with door to rear garden), bathroom and three well proportioned bedrooms benefitting from newly installed double glazing throughout. Located just five minutes walk from Haydons Road train station, 13 minutes walk of Wimbledon Park underground (district line) and close to local shops.**

## DURNSFORD ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 702 SQ FT - 65.19 SQ M



FIRST FLOOR



GROUND FLOOR

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 End of Terrace House
- Off Street Parking
- Large Private Garden
- Recently Installed Double Glazing
- Excellent First Time Purchase
- Superb Extension Potential (STPP)
- No Onward Chain
- Freehold
- EPC Band E
- Council Tax Band D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	80
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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