

Milner Road Wimbledon, SW19 3AB

£925,000 Freehold



In excess of 1500 sq ft and offered to the market with no onward chain is this spacious four bedroom, two bathroom terraced family home, located in the highly sought after "Australia's" area of Wimbledon.

Boasting three receptions on the ground floor including a double length reception at the front, galley kitchen and a W/C with a patio garden. Upstairs comprises two well-appointed double bedrooms, a third 'single' bedroom and a larger than average family bathroom, with the principal bedroom and ensuite in the converted loft.

With fantastic commuter routes nearby, including South Wimbledon Northern Line (0.2 miles) and Wimbledon Mainline Train Station, as well as idyllic Recreation Grounds of Merton Park and Abbey Recreation Ground in close proximity. Wimbledon Town Centre with its numerous shops, bars and amenities is only a short walk away.

As properties of this size are rarely available, this is a superb opportunity to put your own mark on a family home.

MILNER ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1538 SQ FT - 142.87 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 92 SQ FT - 8.55 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.

- Larger than Average Terraced Family Home
- Four Bedrooms
- Two Bathrooms & W/C
- Open-Plan Reception
- Desirable 'Australia's' Location of Wimbledon
- Close to Northern Line Tube and Sought After Schools
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
72-91% A	84
69-71% B	
65-68% C	70
62-64% D	
58-61% E	
55-57% F	
52-54% G	
Very energy inefficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

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