

## Copse Hill West Wimbledon, SW20 0SP

**£1,200,000 Freehold**



This three double bedroom, two bathroom 1920s semi-detached home offers a west-facing rear garden, garage with a recently updated solid cedar wood door, and excellent scope to extend (STPP), with no onward chain.

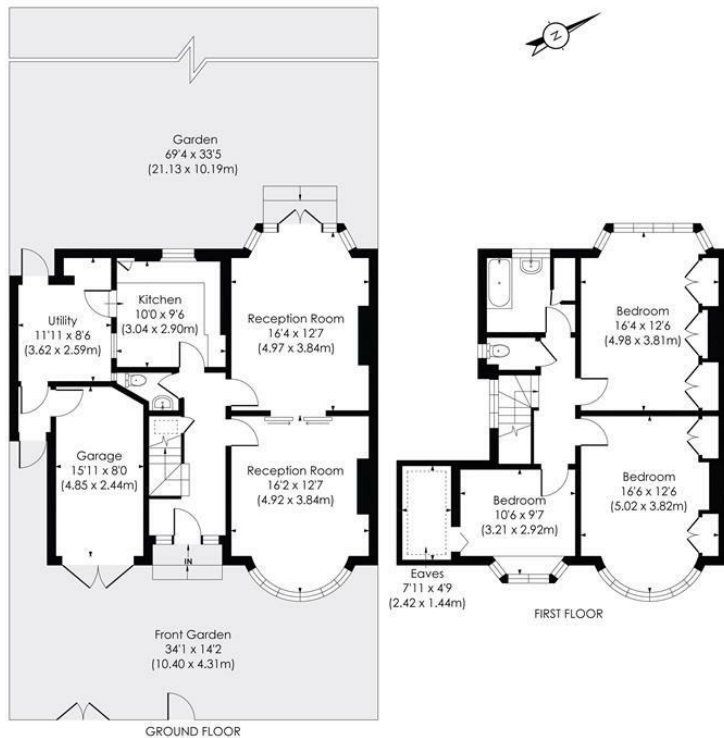
Ideally located on a sought after road close to Raynes Park Station, the High Street, Wimbledon Village, and well-regarded schools. The property features an entrance hall, two reception rooms, and kitchen on the ground floor, with three double bedrooms and a family bathroom upstairs. There are also double glazed windows throughout and gas fired central heating. A fantastic opportunity to create a long-term family home in a prime location.

## COPSE HILL, SW20

Approx. Gross Internal Floor Area

1517 Sq. ft/140.93 Sq. m (Incl. Garage, Incl. RHH)

1480 Sq. ft/137.45 Sq. m (Incl. Garage, Excl. RHH)

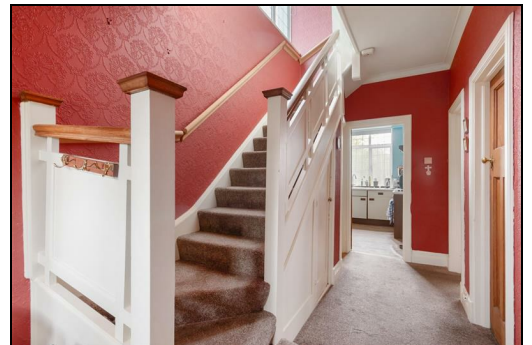


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- Three Double Bedrooms
- Spacious 1920's Semi-Detached House
- West Facing Rear Garden
- Sought After Road Close To Well-Regarded Schools
- Easy Access To Wimbledon Village And Raynes Park Station
- In Need Of Updating
- Potential To Extend To The Loft And Rear S.T.P.P
- No Onward Chain
- EPC Rating - D
- Council Tax Band - F



| Energy Efficiency Rating                    |         |
|---------------------------------------------|---------|
|                                             | Current |
| Very energy efficient - lower running costs |         |
| (92 plus) <b>A</b>                          |         |
| (81-91) <b>B</b>                            |         |
| (69-80) <b>C</b>                            |         |
| (55-68) <b>D</b>                            | 64      |
| (39-54) <b>E</b>                            |         |
| (21-38) <b>F</b>                            |         |
| (1-20) <b>G</b>                             |         |
| Not energy efficient - higher running costs |         |
| England & Wales                             |         |
| EU Directive 2002/91/EC                     |         |

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