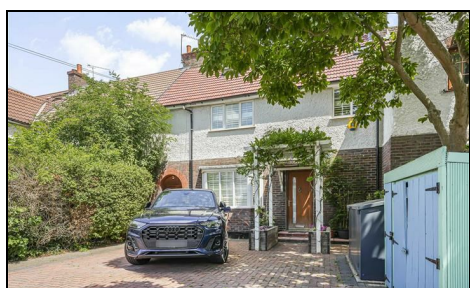
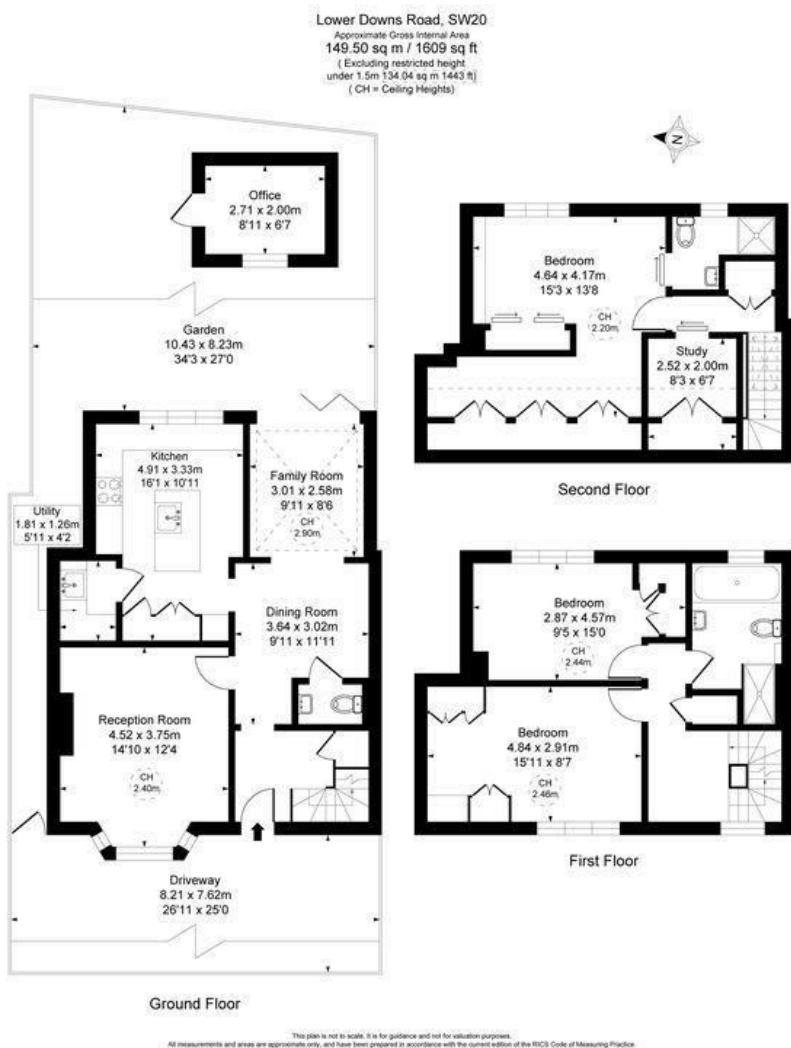


**Lower Downs Road
West Wimbledon, SW20 8QQ**

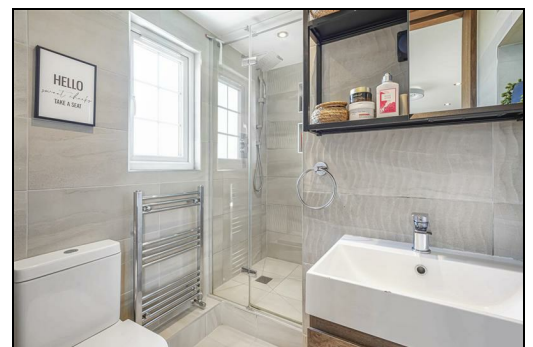
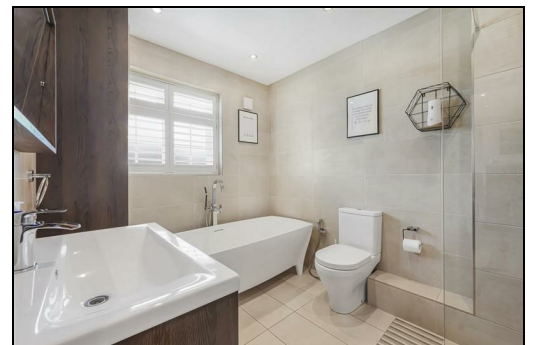
£1,095,000 Freehold



This beautifully presented 1,609 sqft **THREE DOUBLE BEDROOM, TWO BATHROOM** mid-terrace house has an exceptional principal bedroom with ample storage, separate office and a beautiful en suite shower room, a gorgeous bespoke fitted kitchen and a lovely west facing garden with home office. Perfectly located within the admissions priority area for Wimbledon Chase Primary School and within easy access to Raynes Park, Wimbledon Chase, Wimbledon and Wimbledon Common. There is also off street parking to the front for two cars with charging point, side access to the rear garden, a spacious front reception room with shutters and fire place, a separate dining area, an extended sun room, a downstairs W.C and a larger than average family bathroom.



- 1,609 sqft - Three Double Bedroom - Two Bathroom
- Exceptional Principal Bedroom With Separate Office And En Suite
- Gorgeous Bespoke Fitted Kitchen
- West Facing Rear Garden With Home Office
- Spacious Reception Room With Shutters And Fireplace
- Off Street Parking For Two cars - Charging Point - Side Access
- Wimbledon Chase Primary School A.P.A
- Ample Transport Options
- EPC - C
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	81
EU Directive 2002/91/EC		

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 944 9595



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years
of successful Sales and
Lettings in Merton

