



## HARDY ROAD, SW19

£775,000

Victorian terrace  
Scope to extend (STPP)  
Two bedrooms  
Mature garden  
Sought after road  
Energy rating:d

# ABOUT THE PROPERTY

This delightful two bedroom terraced house is a rare gem. It retains some of its original features and benefits from a mature and secluded rear garden. Well cared for by the current seller with potential for a loft and rear development (STPP), this is a superb opportunity on one of the areas most sought after streets.

Hardy Road is a tree lined quiet residential road within easy reach of South Wimbledon Station and is in close proximity to Wimbledon Town centre for its shops, restaurants and leisure amenities.





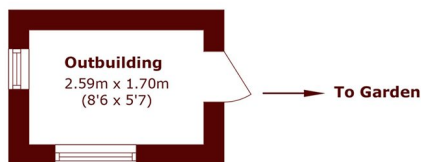


# FURTHER DETAILS

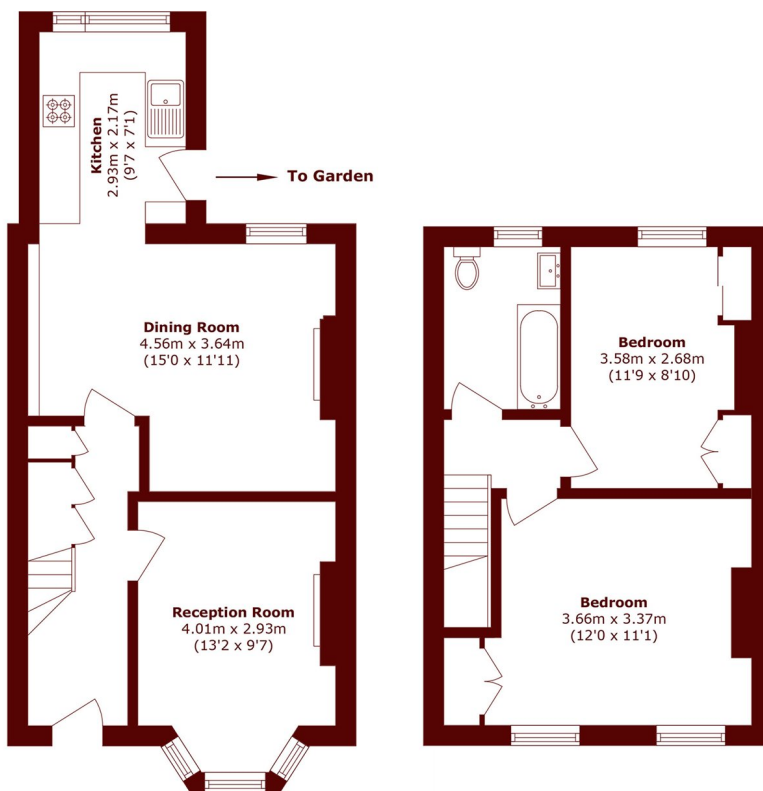
Approached via a small front garden, this charming Victorian house has a bright and spacious ground floor with a separate reception to the front and a generous open plan reception and extended well equipped kitchen to the rear, ideal for entertaining. This in turn leads out to a superb, very well established and sunny garden. Upstairs there are currently two double bedrooms plus a roomy bathroom/WC. There is potential, subject to obtaining planning permission, to build out further at ground level and convert the loft space as a number of the neighbouring properties have done.



# STEP INSIDE HARDY ROAD



**Ground Floor**



**Ground Floor**

**First Floor**

Total area (approx.): 72.6 sq. m (781.4 sq. ft)  
Outbuilding area (approx.): 4.4 sq. m (47.3 sq. ft)

Wimbledon  
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Energy Rating: D We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

**MARSH &  
PARSONS**