



Windermere Road, London
£595,000



101 Windermere Road

London

*** Vendors comments *** "As a family, we had outgrown our previous home and we were ready for something bigger. This house was one of the first we viewed and we instantly liked it. It needed some updating but we saw real potential to make it our own.

Even after viewing other properties, my thoughts kept returning to this one. Around 20 years ago, we moved in and it truly became our home.

We were drawn to the three well-sized bedrooms. The smallest comfortably fits a small double bed, a wardrobe, a desk and a chair. The window was upgraded to double glazing. The main bedroom benefits from a fitted wardrobe and the second bedroom also includes a fitted wardrobe with an upgraded double-glazed window. All of the bedrooms were redecorated and fitted with new carpets.."

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Close to good ofsted rated schools
- Within walking distance of Mitcham Eastfields & Streatham Common stations
- Close to open green spaces
- Close to local amenities
- Scope for loft extension (subject to planning permission)
- Open and inviting kitchen breakfast room
- Separate bathroom and W/C





Entrance Hall

Reception room

Dimensions: 12' 9" x 13' 7" (3.89m x 4.14m).

Reception room

Dimensions: 12' 9" x 12' 9" (3.93m x 3.92m).

Kitchen / Dining room

Dimensions: 19' 8" x 20' 8" (5.99m x 6.30m).

Bedroom

Dimensions: 10' 7" x 13' 1" (3.23m x 3.99m).

Bathroom

Dimensions: 4' 8" x 4' 9" (1.42m x 1.45m).

WC

Dimensions: 2' 7" x 4' 8" (0.79m x 1.42m).

Bedroom

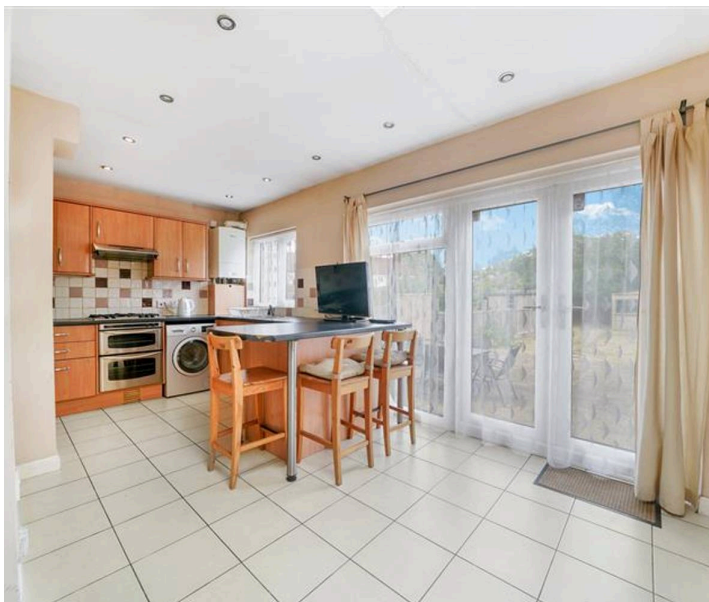
Dimensions: 9' 9" x 10' 2" (2.97m x 3.10m).

Bedroom

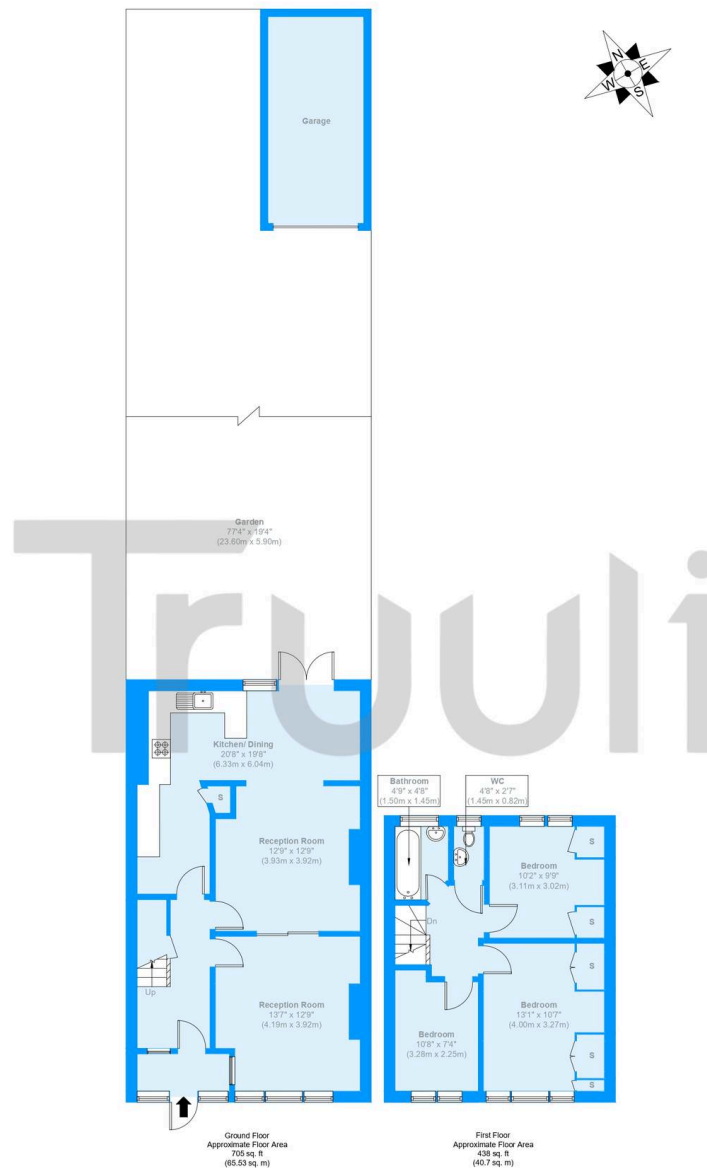
Dimensions: 7' 4" x 10' 8" (2.24m x 3.25m).

Rear garden

Dimensions: 19' 4" x 77' 4" (5.89m x 23.57m).



Windermere Road



Approximate Gross Internal Area = 106.2 sq m / 1143 sq ft

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.

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