

# 48 Haydons Road Wimbledon, SW19 1HL

**£675,000 Freehold**



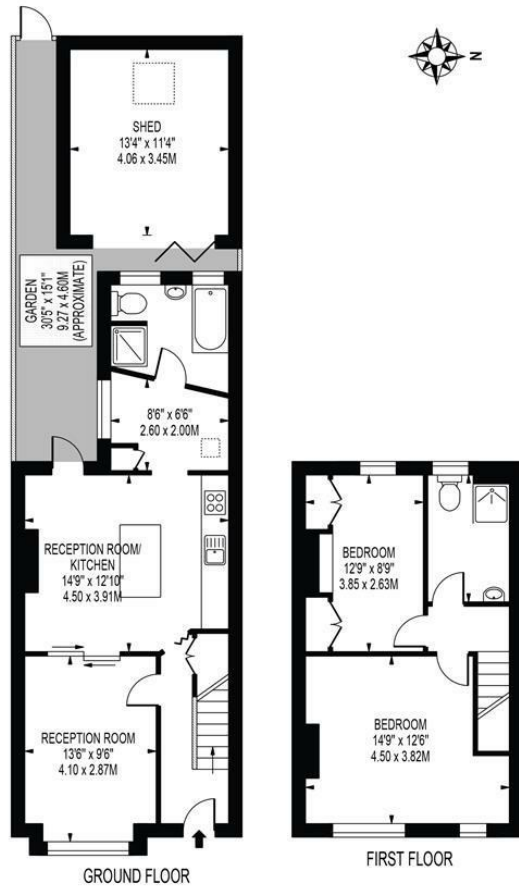
Offered to the market with no onward chain is this rarely available two double bedroom, two bathroom terraced Victorian freehold house in excellent condition.

Comprising a cosy front reception opening out onto a kitchen/diner with modern integrated appliances and kitchen island, with a versatile storage/utility area and bathroom on the ground floor. Doors open onto a beautifully landscaped and sunny west facing garden with a bespoke garden studio at the rear. Upstairs includes two well-appointed double bedrooms and a luxury family bathroom, and there is superb extension potential on both the ground floor and into the loft (STPP).

Located in the Haydons area of Wimbledon, close to excellent transport links, sought after local schools and fantastic amenities. Positioned a short walk to South Wimbledon Northern Line Tube and Haydons Road Thameslink, with Wimbledon Town Centre nearby. This is a brilliant opportunity to purchase a freehold house in Wimbledon, SW19.

# HAYDONS ROAD

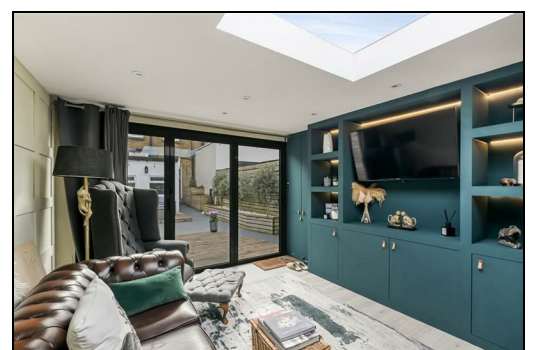
APPROXIMATE GROSS INTERNAL FLOOR AREA: 870 SQ FT - 80.86 SQ M  
(EXCLUDING SHED)  
APPROXIMATE GROSS INTERNAL FLOOR AREA OF SHED: 151 SQ FT - 14.01 SQ M



FOR ILLUSTRATION PURPOSES ONLY

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.

- Victorian Terraced House
- In Excellent Condition
- Two Bedrooms
- Two Bathrooms
- Bespoke Garden Studio
- Close to Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - D



| Energy Efficiency Rating                                                                                                                                                               |           | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                 |           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| Current                                                                                                                                                                                | Potential | Current                                                                                                                                                                                                                        | Potential |
|                                                                                                                                                                                        |           |                                                                                                                                                                                                                                |           |
| Very energy efficient - lower running costs<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not energy efficient - higher running costs |           | Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) A<br>(81-91) B<br>(69-80) C<br>(55-68) D<br>(39-54) E<br>(21-38) F<br>(1-20) G<br>Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales<br>EU Directive 2002/91/EC                                                                                                                                             |           | England & Wales<br>EU Directive 2002/91/EC                                                                                                                                                                                     |           |

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