

## Harcourt Road Wimbledon, SW19 1LS

**£1,100,000 Freehold**



A stunning four bedroom, two bathroom End of Terrace Victorian family home, beautifully refurbished to a high specification throughout and situated in the ever popular 'Ministers' area of Wimbledon, just moments from excellent transport links and some of the most sought-after local schools.

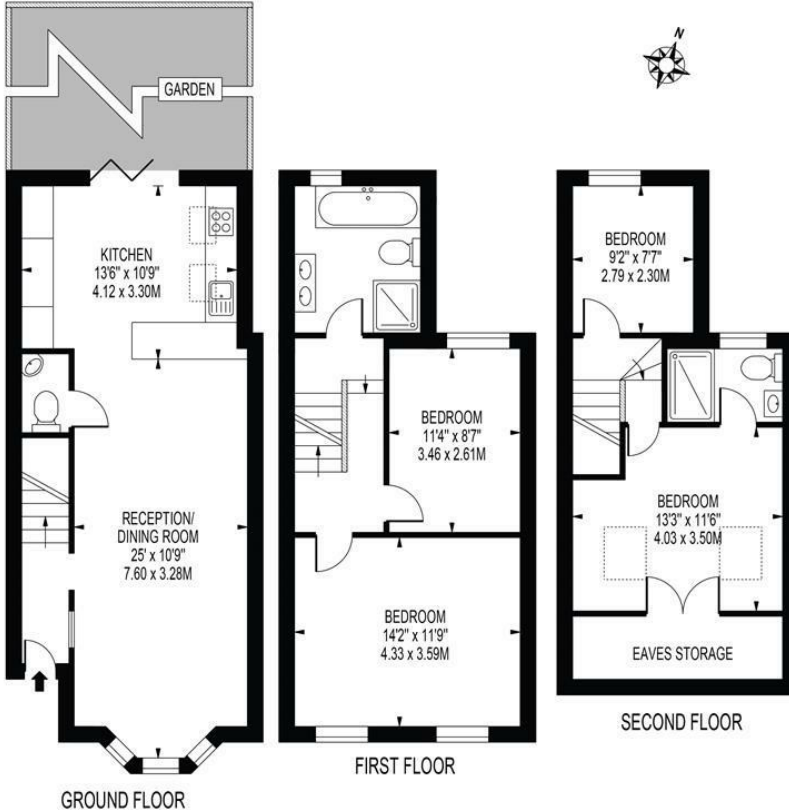
Offered to the market with no onward chain and in excess of 1200 sq ft, featuring a spacious double length reception and an open-plan kitchen/diner extension alongside a W/C on the ground floor. Bi-folding doors open out onto a landscaped rear garden. Upstairs comprises two well-appointed double bedrooms and a luxury four-piece family bathroom suite. The loft has been converted to include the principal bedroom with en-suite and an additional bedroom/study room.

Located on a quiet residential street, moments away from Wimbledon Town Centre, Mainline Train Station and Northern Line Tube, with excellent local schools nearby (Pelham and St Mary's). This truly elegant family home is a superb purchase, with viewings highly recommended.

## HARCOURT ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1228 SQ FT - 114.10 SQ M  
(INCLUDING EAVES STORAGE)

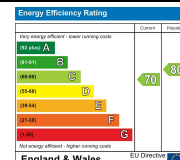
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: 52 SQ FT - 4.80 SQ M



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, ENQUIRES 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.

- End of Terrace Victorian Family Home
- Four Bedrooms
- Two Bathrooms + W/C
- In Stunning Condition Throughout
- Located in 'Ministers' Area of Wimbledon
- Excellent Transport Links and Sought After Schools Nearby
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E



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