

Hailes Close Wimbledon, SW19 1AT

£535,000 Freehold



Offered to the market with no onward chain, a spacious three bedroom mid-terrace freehold house with off-street parking and a sunny east facing garden located in a quiet cul-de-sac in Wimbledon.

The ground floor features a spacious open-plan kitchen/diner and a separate living room opening onto an east-facing garden with rear access. Upstairs you'll find two good double bedrooms, a single bedroom, a family bathroom with separate WC, and loft access.

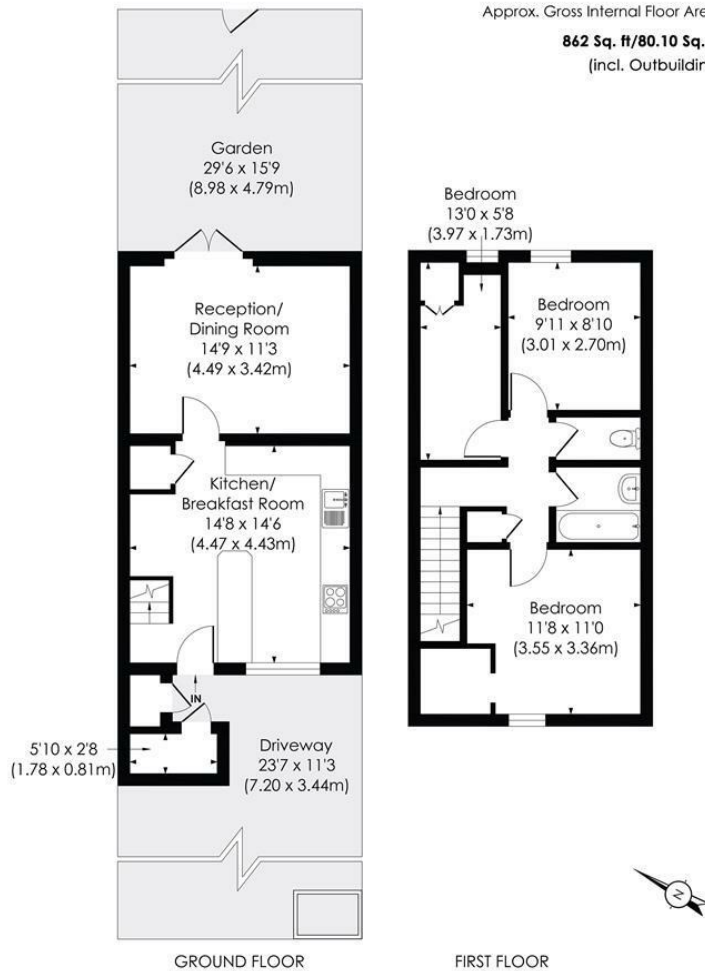
Ideally positioned on a quiet, residential cul-de-sac just off Haydons Road, the property benefits from a wide range of local amenities including shops, cafés, and parks. Excellent transport connections serve the area, with Haydons Road (Thameslink) and both Colliers Wood and South Wimbledon (Northern Line) stations nearby, ensuring swift access to central London and surrounding areas.

This is a fantastic opportunity for first-time buyers, families, or investors alike. An early viewing is highly recommended.

HAILES CLOSE, SW19

Approx. Gross Internal Floor Area

862 Sq. ft/80.10 Sq. m
(incl. Outbuilding)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Three Bedroom Family Home
- Open Plan Kitchen/Diner
- East Facing Private Garden
- No Onward Chain
- Off-Street Parking
- Walking Distance to Multiple Transport Links
- Located in a Quiet Cul De Sac
- Freehold (Annual Maintenance of Approx £450 for communal grounds)
- EPC Rating - C
- Merton Council Tax Band - D



Energy Efficiency Rating		Current	Potential
The energy efficiency of your home is measured on a scale from A (most efficient) to G (least efficient). The energy efficiency of your home is measured on a scale from A (most efficient) to G (least efficient).			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	29-38		
G	1-28		
The energy efficiency of your home is measured on a scale from A (most efficient) to G (least efficient).			
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