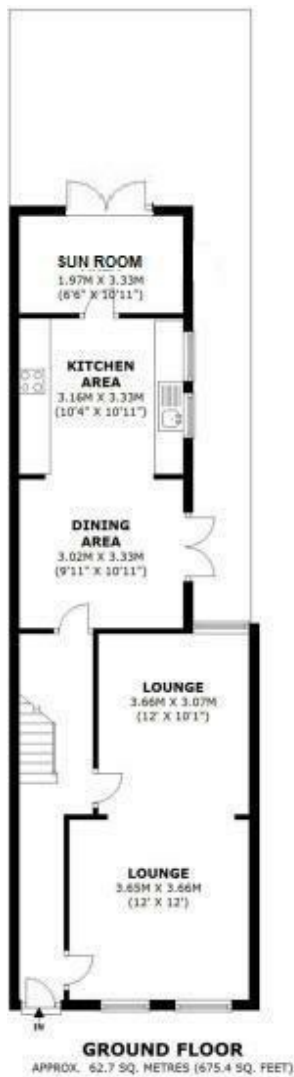


## Oxford Avenue Wimbledon Chase, SW20 8LS

**£925,000 Freehold**



**This beautiful THREE DOUBLE BEDROOM, Edwardian Terrace house is located in a popular tree lined cul de sac within the Wimbledon Chase Primary School Admissions Priority Area. An excellent family home with potential to extend to both the loft and rear subject to the usual planning permissions. With attractive brick fronted fascia, entrance hall, spacious through lounge, separate dining room, modern kitchen and sun room. To the first floor are three very good sized double bedrooms and a modern family bathroom. Offered to the market with no onward chain.**



TOTAL AREA: APPROX. 115.6 SQ. METRES (1244.1 SQ. FEET)

- Three Double Bedrooms
- Wimbledon Chase Primary School A.P.A
- Great Transport Links
- Potential To Extend S.T.P.P
- Attractive Brick Fronted Fascia
- Modern Family Bathroom
- Separate Dining Room & Kitchen
- Spacious Through Lounge
- No Onward Chain
- EPC Rating D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		70
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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