



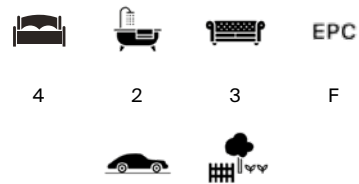
# CHURCH LANE

Wimbledon, SW19



# CHURCH LANE

A brilliant four-bedroom semi-detached family home with a large garden, set on a beautiful road within a popular conservation area.



Local Authority: London Borough of Merton

Council Tax band: G

Tenure: Freehold

Guide Price: £2,000,000



## ABOUT THE PROPERTY

Set on a beautiful tree lined road within the John Innes conservation area is this fantastic four-bedroom semi-detached family home which offers a spacious ground floor layout including two reception rooms, a kitchen / dining room and a conservatory. The first and second floors offer four bedrooms with a large principal bedroom and en-suite. This wonderful home boasts a brilliant garden spanning over 140ft which has two garages with rear access. Further benefits include off street parking, extension potential (STPP) and no onward chain.











Approximate Gross Internal Area (Excluding Eaves / Reduced Headroom) = 177.1 sq m / 1906 sq ft  
 Reduced Headroom / Eaves = 12.8 sq m / 138 sq ft  
 Workshop / Store = 18.1 sq m / 195 sq ft  
 Garage = 12.5 sq m / 134 sq ft. Total = 220.5 sq m / 2373 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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