

Havelock Road Wimbledon, SW19 8HD

£850,000 Freehold



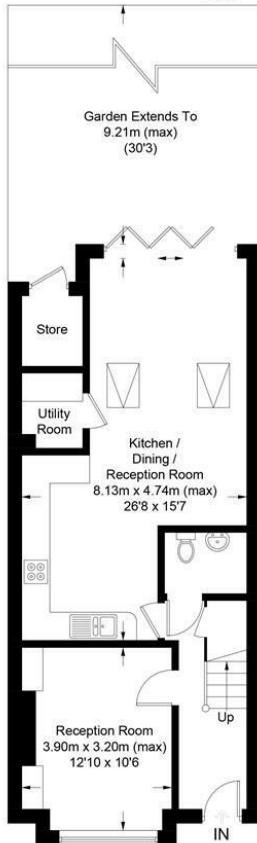
An attractive, four bedroom, two bathroom Victorian family home with a South-facing garden located on this quiet tree-lined street situated close to Haydons Road Thameslink station and within walking distance to Wimbledon town centre. On the ground floor is a lovely front reception room with feature fireplace, good sized cloakroom and a stunning open plan kitchen/dining area with a utility and bi-fold doors that lead out onto a low maintenance garden. Upstairs are two double bedrooms, a modern family bathroom and a single bedroom/study whilst the master bedroom and en-suite is in the modern loft conversion.

Havelock Road, SW19

Approximate Gross Internal Area = 114.6 sq m / 1233 sq ft

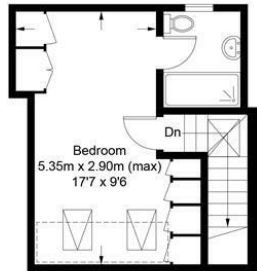
Store = 2.1 sq m / 23 sq ft

Total = 116.7 sq m / 1256 sq ft

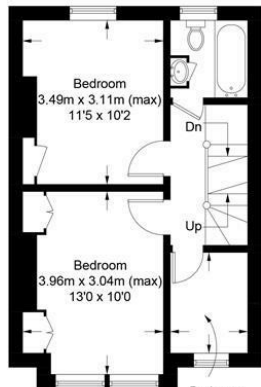


Ground Floor

= Reduced headroom below 1.5m / 5'0"



Second Floor



First Floor

This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Handsome Victorian Family Home
- Four Bedrooms
- South-Facing Garden
- Bright Open Plan Kitchen/Dining Area
- Beautifully Presented
- Separate Lounge with Feature Fireplace
- Quiet Tree-Lined Street
- Close to Thameslink Station
- EPC rating C

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	71 84
England & Wales EU Directive 2002/91/EC	

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

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