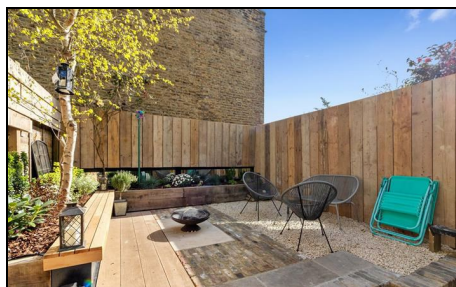


## Quicks Road Wimbledon, SW19 1EY

£1,150,000 Freehold



A simply stunning, four bedroom, three bathroom, Victorian family home with a South facing garden located in the sought after Battles area of Wimbledon. This exquisite home has been extended and refurbished throughout to an incredibly high standard and offers over 1600 sq ft of bright living space. The attractive façade has been re-pointed, there is a double-length reception room, w/c, utility room and a fantastic open plan kitchen/dining area with Leight German Kitchen and integrated Meile appliances, Elica induction hob and integrated extractor. There is also zoned under-floor heating, oak flooring and Aluminium bi-folds that open onto a landscaped southern aspect garden. On the first floor there are three double bedrooms (one with en-suite shower room) whilst the master bedroom and superb family bathroom are in the converted loft.



## Quicks Road, SW19

Approximate Gross Internal Area = 151.0 sq m / 1625 sq ft  
(Including Eaves Storage)



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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- Battles Area
- Four Bedrooms
- Master With En-suite
- Refurbished Throughout
- High Specification Finish
- South Facing Garden
- Excellent Transport Links Close By
- Current EPC Rating - TBC
- Council Tax Band E



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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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