

**Rothesay Avenue
Wimbledon Chase, SW20 8JU**

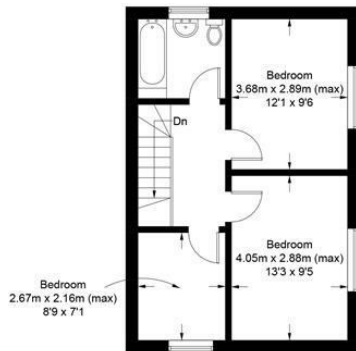
£650,000 Freehold



This well presented THREE BEDROOM modern semi detached house with off street parking for two cars is ideally located within the Admissions Priority Area for Wimbledon Chase Primary School. An excellent first or second time purchase or buy to let investment with downstairs W.C, separate front reception room, open plan kitchen dining room with doors on to the side garden. On the first floor there is a modern family bathroom, two good sized double bedrooms and one single bedroom, ideal as a home office. There is also loft access ideal for storage. Offered to the market with no onward chain.

Rothesay Avenue, SW20

Approximate Gross Internal Area = 81.7 sq m / 879 sq ft



First Floor



Ground 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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- Three Bedroom
- Semi Detached House
- Full Freehold Title
- Off Street Parking For Two Cars
- West Facing Garden
- Wimbledon Chase Primary School A.P.A
- Well Presented Throughout
- Ideal First/Second Time Purchase
- No Onward Chain
- EPC - TBC



Energy Efficiency Rating	
Current	Potential
76	88

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

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential

Very environmentally friendly - lower CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

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