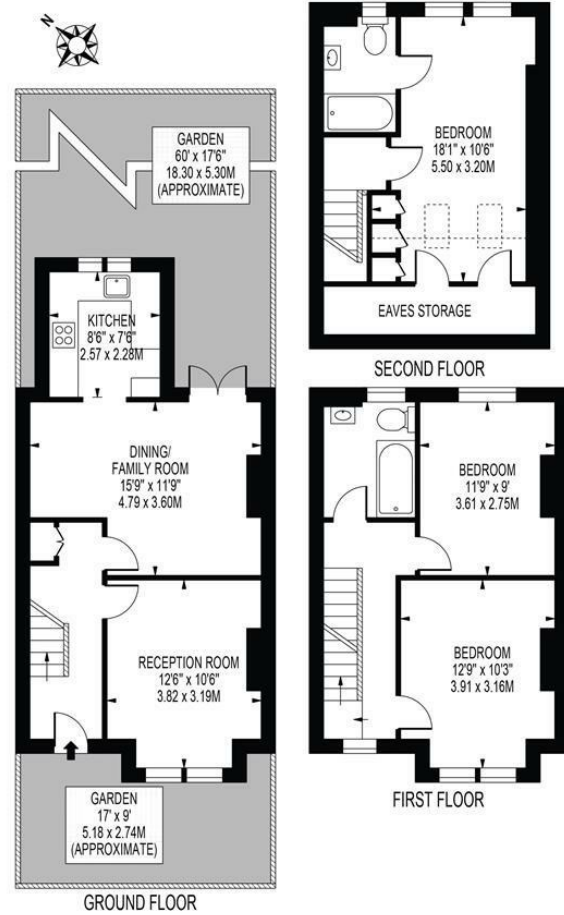


BRONSON ROAD
APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1116 SQ FT - 103.71 SQ M
(INCLUDING EAVES STORAGE & RESTRICTED HEIGHT AREA)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE & RESTRICTED HEIGHT: 82 SQ FT - 7.60 SQ M



FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



£3,200 PCM:

BEAUTIFUL THREE BEDROOM, TWO BATHROOM
FAMILY HOME WITH GOOD SIZE GARDEN

BEAUTIFUL THREE DOUBLE BEDROOM, TWO BATHROOM end of terrace house located 0.6 miles from Raynes Park station, less than 5 minutes to Wimbledon Chase station and local shops, as well as being in easy access of Wimbledon Chase and Joseph Hood Primary Schools. The property is full of period charm including feature fireplaces and plantation shutters. Benefits from good size bedrooms, master with ensuite shower room, and generous sized garden, making it the perfect family home. EPC band D. Council tax band E.

Ellisons have client money protection through Propertymark and are members of The Property Ombudsman redress scheme.



SPECIFICATION:

- Three double bedrooms
- Two bathrooms
- Large garden
- Period features
- 0.6 miles to Raynes Park station
- First months rent in advance
- Five weeks security deposit
- Holding deposit = one weeks rent
- EPC band D
- Council tax band E

