



Wycliffe Road, Wimbledon SW19 1ES

Guide Price £740,000 Freehold

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- EPC EER C
- Semi Detached House
- Off Road Parking Space

- 0.6 Miles from Wimbledon Mainline Station
- Excellent Condition Throughout
- Landscaped Rear Garden



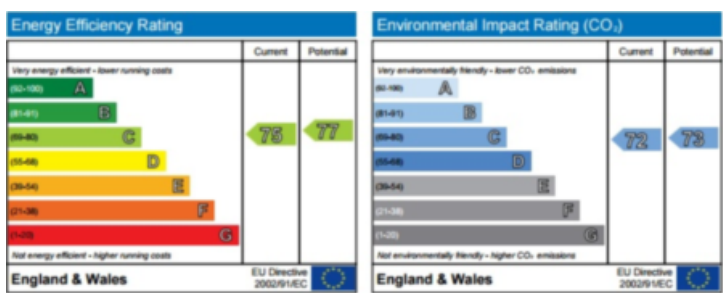
Property Details

A superbly presented three double bedroom semi-detached home situated within this ultra-convenient location 0.3 miles from the Northern line tube and 0.6 miles from Wimbledon mainline station.

This bright & airy home has been sympathetically extended over two floors, providing additional living space and bedroom accommodation. The property boasts off road parking for one car, a 26' wide landscaped rear garden, double glazing throughout and further scope to loft extend (subject to planning permission). The property sits within a hot spot for local primary schools with a number of highly regarded schools sat within a half of a mile from the house. In our opinion we feel this property would make an ideal family home.

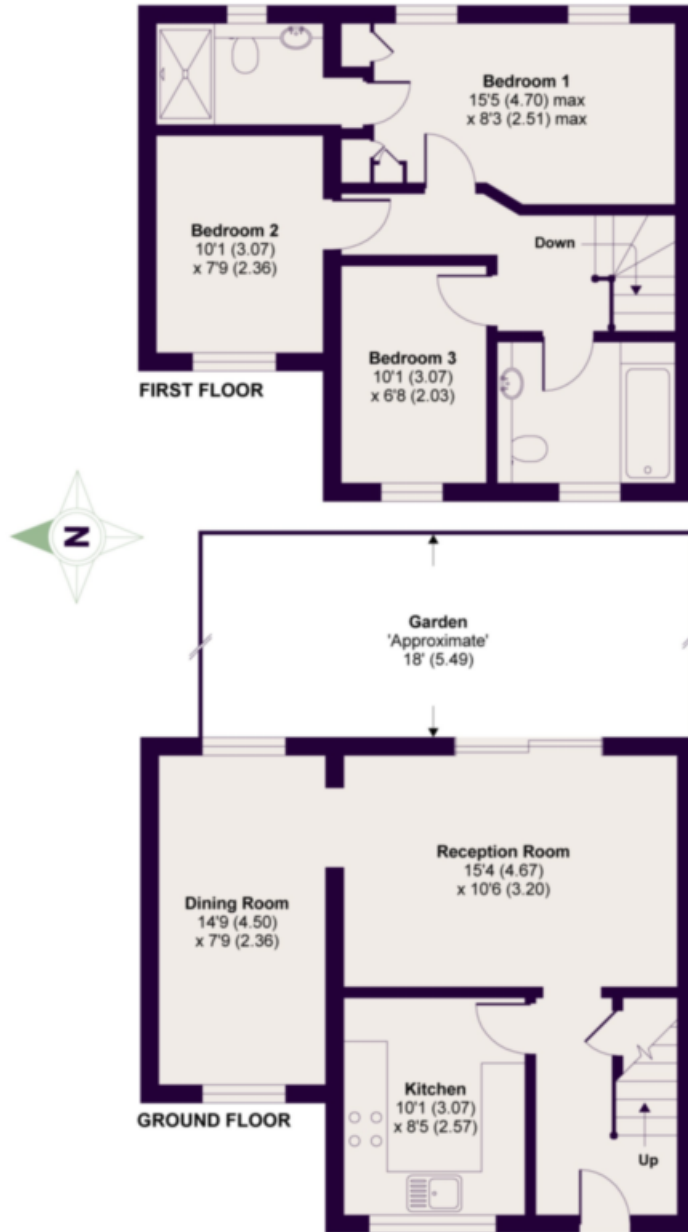
The accommodation comprises master bedroom suite with a range of built in wardrobes & stylish en-suite shower room, two further double bedrooms, three piece family bathroom suite, large loft space, modern fitted kitchen and two spacious open/ plan reception rooms with sliding doors leading onto the landscaped rear garden.

The property sits approximately 0.3 miles from Holy Trinity C of E primary school, 0.4 miles from Pelham primary school and 0.5 miles from St Mary's Catholic primary school. Furthermore the property sits moments from Quick's road recreational grounds and a short distances from the local shops, restaurants & cafes.



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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 906 SQ FT 84.1 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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