



Hardy Road, Wimbledon SW19 1JA  
 Guide Price £750,000 Freehold

2 1 1

- EPC EER F
- End of Terrace House
- Requires a Full Refurbishment
- Wider Than Average West Facing Garden
- Desirable Battles Location
- Scope to Extend (Subject to Planning)



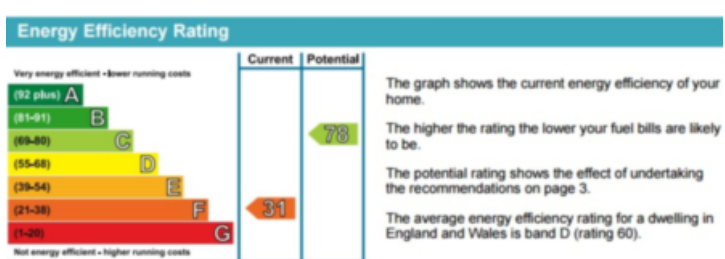
## Property Details

A rarely available two double bedroom end of terrace house with an extra wide plot and garage to the side. Located within the desirable battle area of Wimbledon, the property conveniently sits 0.2 miles from the Northern line tube and less than one mile from Wimbledon town centre.

Requiring a full refurbishment throughout the property is offered to the market with no-onward chain, boasts ample scope to extend (subject to planning permission) and benefits from a particularly wide West facing rear garden. With a garage to the side of the house & a dropped curb the property offers the unique potential for off road parking.

The accommodation comprises two double bedrooms, large first floor bathroom suite, 22' double reception room, kitchen, lean-to, 34' West facing rear garden and side access.

Furthermore the property sits within close proximity to a number of high regarded primary schools and moments from the open green spaces of Quicks road recreational grounds.



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,485	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 156	✓
3 Draught proofing	£80 - £120	£ 48	✓

## Hardy Road, Wimbledon, SW19

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 968 SQ FT 90 SQ METRES  
 MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 838 SQ FT 77.9 SQ METRES (EXCLUDES LEAN-TO & STORE)  
 GARAGE / OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 130 SQ FT 12 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.

Copyright nichecom.co.uk 2015 Produced for Lauristons REF : 65911

If you have just started looking or have found your new home, you could benefit from talking to our Financial Services Department. For an informal discussion on anything from costs of moving to the most current mortgage rates please call us on 020 8946 9468. Your home is at risk if you do not keep up with repayments on a mortgage or any other loan secured on it, Written quotations available on request. Viewing is strictly through the owners Lauristons, Wimbledon Office 66-68 Wimbledon Hill, London SW19 7PA Tel: 020 8946 9468 Fax: 020 8946 9465 Email: sales.wimbledon@lauristons.com. For clarification we wish to inform potential purchasers that we prepared these particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Lease details, where applicable, must be confirmed by your solicitor, Carpets, curtains, gas fires, electrical goods / fittings or other fixtures, unless expressly mentioned, are not included in the sales of this property. If there are any important matters which are unlikely to affect your decision to buy please contact this office and we will be pleased to check the information for you before viewing the property. Before this property can be removed from the market, all offers must be checked by Lauristons Financial Adviser. This is a service we offer on behalf of our clients. Please note that our room sizes are quoted in meters to the nearest tenth of a meter on wall to wall basis. The imperial equivalent is only intended as an approximate guide for those not fully conversant with the metric measurements. All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin error.