



Havelock Road, Wimbledon SW19 8HD

Guide Price £750,000 Freehold

3 2 1

- EPC EER D
- Semi-Detached House
- 38' South Facing Rear Garden

- Well Presented Throughout
- Moments from the Thames Link Station
- 32' Open Plan Living Space



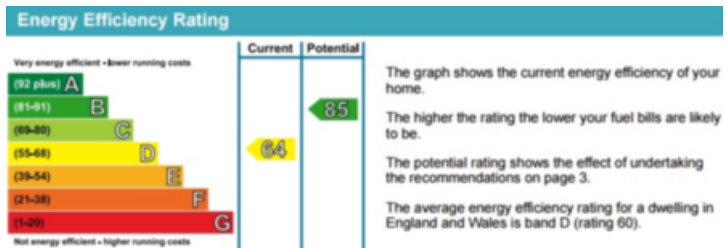
Property Details

A well-presented three double bedroom semi-detached house situated on this popular tree lined residential road moments from the Haydons Road Thameslink station, one mile from Wimbledon town centre and 0.7 miles from the Northern line tube.

Enjoying good decor throughout this light & airy home features a full width kitchen extension, large open plan living space, side access and a 38' South facing rear garden with a large shed. With a number of highly regarded primary schools located a short distance from the property we feel this house would make a fantastic family home.

The accommodation comprises three double bedrooms, family bathroom suite, en-suite shower room to master bedroom, large open plan lounge/ dining room with a feature fireplace, range of fitted cupboards & a bay window, extended kitchen with island & breakfast bar and a 38' South facing rear garden featuring a lawn, paved patio, brick built BBQ and a large shed currently set up as a garden pub.

The Thames link provides a regular train service to central London with London Blackfriars only 29 minutes away. Wimbledon Mainline station provides a fast service into London Waterloo, the District line tube and the Tramlink to Croydon.



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	£ 704	✓
2 Floor insulation	£800 - £1,200	£ 106	✓
3 Low energy lighting for all fixed outlets	£40	£ 166	✓

Havelock Road, Wimbledon, SW19

TOTAL APPROX. GROSS INTERNAL FLOOR AREA 1167 SQ FT 108.4 SQ METRES (EXCLUDES OUTBUILDING)
 OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 64 SQ FT 5.9 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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