



Cranford Close, West Wimbledon, London SW20 0DP

Guide Price: £579,950 Freehold

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- EPC EER D
- Modern Terrace Home
- Quiet Cul-De-Sac Location

- Garage En-Bloc
- No Onward Chain
- 0.5 Miles from Raynes Park Mainline Station



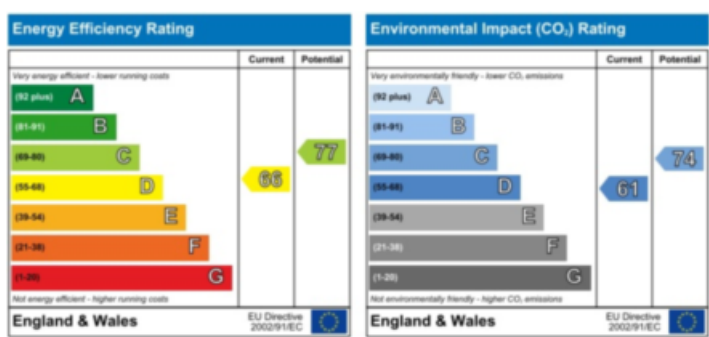
Property Details

A well-presented two double bedroom modern terrace home with a converted loft room, conveniently located within this quiet cul-de-sac 0.5 miles from Raynes Park Mainline station, 0.3 miles from both Hollymount & St Matthews C of E primary schools and moments from a number of popular green open spaces including Cottenham Park and Wimbledon Common.

Offered to the market with no onward chain this spacious home benefits from a converted loft room with Velux windows & eaves storage, a private garage en-bloc, a down stairs WC and with ample living space we feel this property would make an ideal home.

The accommodation comprises 14'3 x 14'2 master bedroom with built in wardrobes, bedroom 2 with built in wardrobes, a modern white bathroom suite, loft room, fitted kitchen, 20'7 lounge/ dining room with original parquet flooring, 26' private rear garden and a garage en-bloc.

Raynes Park mainline station provides a regular train service to central London with Clapham Junction 11 minutes away and London Waterloo 21 minutes away.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	268 kWh/m ² per year	180 kWh/m ² per year
Carbon dioxide emissions	3.8 tonnes per year	2.6 tonnes per year
Lighting	£68 per year	£45 per year
Heating	£537 per year	£389 per year
Hot Water	£169 per year	£125 per year

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MAIN HOUSE APPROX. GROSS INTERNAL FLOOR AREA 1028 SQ FT 95.5 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)
 GARAGE APPROX. GROSS INTERNAL FLOOR AREA 128 SQ FT 11.9 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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