



East Road, Wimbledon SW19 1AR

Guide Price £445,000 Freehold

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- EPC EER C
- Modern Terrace House
- South/ Westerly Facing Rear Garden

- 0.3 Miles from Northern Line Tube
- Driveway & Loft Room
- Well Decorated Throughout



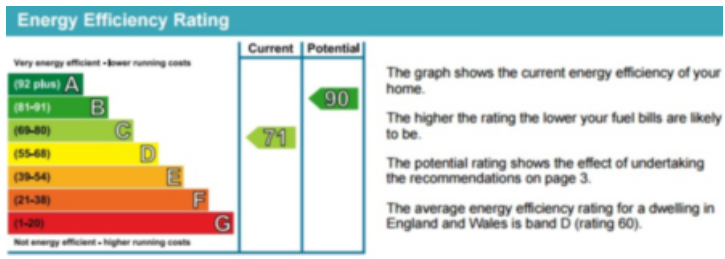
Property Details

A superbly presented two double bedroom modern terrace home conveniently located 0.3 miles from the Northern line tube, approximately one mile from Wimbledon town centre, 0.4 miles from Haydon's road Thameslink station and moments from the local Virgin Active gym & Sainsbury local.

With over 800 SQFT of floor space and an additional fully decorated loft room with power & a sky-light, this spacious home benefits from an off road parking space, 30' South West facing rear garden with rear access, ample storage with a brick built shed in the garden and with two well-proportioned bedrooms we feel this property would make an ideal first home. Furthermore this property is offered to the market with no on-ward chain.

The accommodation comprises two double bedrooms, large four piece bathroom suite with a separate shower cubicle, modern fitted kitchen and a 20' lounge/ dining room with patio doors leading onto a well maintained private South/Westerly facing rear garden comprising of a deck & lawned area with a brick built shed.

The Northern line provides a regular tube service to London Waterloo and London Bridge, with trains set to run 24hrs over the weekend later this year (TFL).



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 Cavity wall insulation	£500 - £1,500	£ 84	✓
2 Low energy lighting for all fixed outlets	£60	£ 120	✓
3 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 111	✓

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TOTAL APPROX. GROSS INTERNAL FLOOR AREA 833 SQ FT 77.3 SQ METRES (EXCLUDES LOFT ROOM)
 OUTBUILDING APPROX. GROSS INTERNAL FLOOR AREA 21 SQ FT 1.9 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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