



Croft Road, Wimbledon SW19 2NF
 Guide Price £499,950 Freehold

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- EPC EER D
- No Onward Chain
- South Facing Rear Garden

- 0.3 Miles to the Northern Line Tube
- Extended Kitchen
- Popular Residential Road



Property Details

A two double bedroom mid-terrace period house situated within this popular tree lined residential road 0.3 miles from South Wimbledon Northern line tube, one mile from Wimbledon town centre and moments from the Sainsbury/ M&S hypermarket.

Offered to the market with no-onward chain this well presented home benefits from an extended kitchen, a South facing rear garden, double glazed sash windows to the front and with ample living space we feel this property would make an excellent home.

The accommodation comprises two double bedrooms, white bathroom suite, loft space, dining room with bay window and feature fire place, living room, and an extended kitchen with double patio doors leading onto the private South facing rear garden.

The property is located within close proximity to a number of local Primary schools with All Saints C of E being 0.3 miles away and both Singlegate & Garfield Primary Schools being 0.4 miles away.

The Northern line provides a regular service to central London with London Bridge being 25 minutes away and Waterloo only 23 minutes away.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs (92 plus) A			Very environmentally friendly - lower CO ₂ emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(54-68) D	63	69	(57-68) D
(39-53) E			(39-54) E
(21-38) F			(27-38) F
(1-20) G			(1-26) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

England & Wales
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.

England & Wales
The environmental impact rating is a measure of this 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.

Croft Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 830 SQ FT 77.1 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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