



Cecil Road, Wimbledon SW19 1JP

Guide Price £719,950 Freehold

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- EPC EER D
- 0.1 Miles from the Northern Line Tube
- No Onward Chain

- Extended Kitchen/Breakfast Room
- 50' West Facing Rear Garden
- Desirable Location



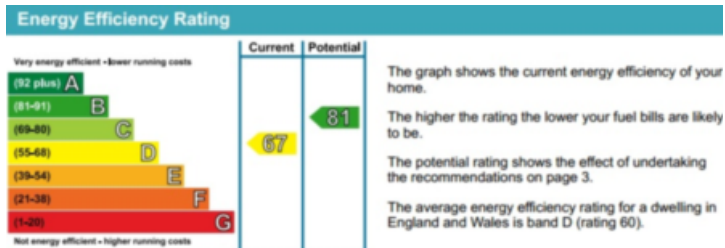
Property Details

A well-presented three bedroom period terrace house situated within this highly desirable tree lined residential road 0.1 miles from South Wimbledon Northern line tube station and less than one mile from Wimbledon BR station.

Offered to the market with no onward chain this bright and airy home enjoys a 50' West facing rear garden, benefits from a full width kitchen extension and with a large double living room we feel this property would make an excellent family home.

The accommodation comprises three double bedrooms, en-suite bathroom to master bedroom, three piece family bathroom suite, double reception room with a bay window & wood burner and an 18' kitchen/ breakfast room with double doors leading onto the West facing rear garden. The property also includes a separate office/shed at the end of the garden.

The property is 0.2 miles from Pelham Primary School, 0.3 miles from St Mary's Catholic Primary School and 0.4 miles from Holy Trinity C of E Primary school.

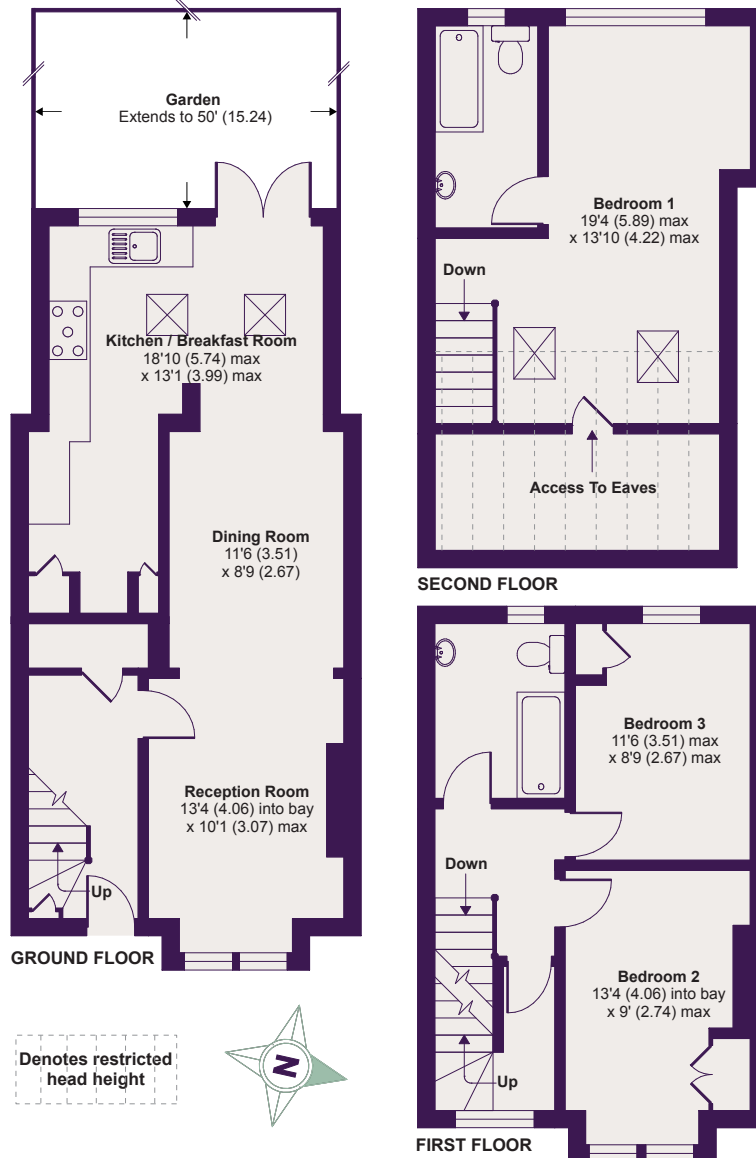


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 171	✓
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 132	✓
3 Solar water heating	£4,000 - £6,000	£ 78	✓

Cecil Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 1106 SQ FT 102.7 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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.