



**Hardy Road, Wimbledon, London SW19 1JB**

Guide Price: £679,950 Freehold

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- 0.1 miles from the Northern line tube
- Excellent condition throughout
- West facing rear garden

- Scope for loft extension (stpp)
- 836 SQFT of floorspace
- Desirable 'Battles location'

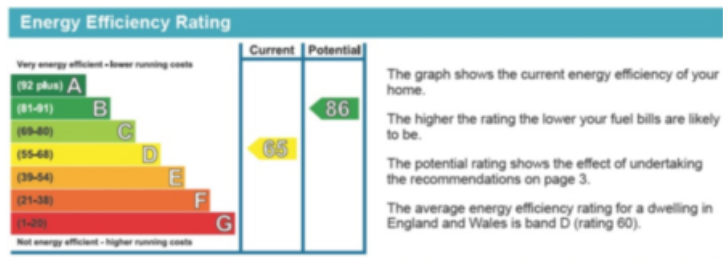


### Property Details

A well-presented two double bedroom period home located in the sought after 'Battles area' of Wimbledon, 0.1 miles from the Northern line tube and approximately one mile from Wimbledon town centre.

Situated within this tree lined cul-de-sac this light and airy home benefits from a full width kitchen extension, scope to loft extend (stpp), enjoys 836 SQFT of floor space and with a 33' West facing rear garden we feel this property would make an ideal family home.

The accommodation comprises two double bedrooms, large loft space, modern three piece bathroom suite, bay fronted living room with feature fire place & built in storage cabinets, dining room, large extended kitchen/ breakfast room boasting a vaulted ceiling with Velux windows and a 33' West facing rear garden.

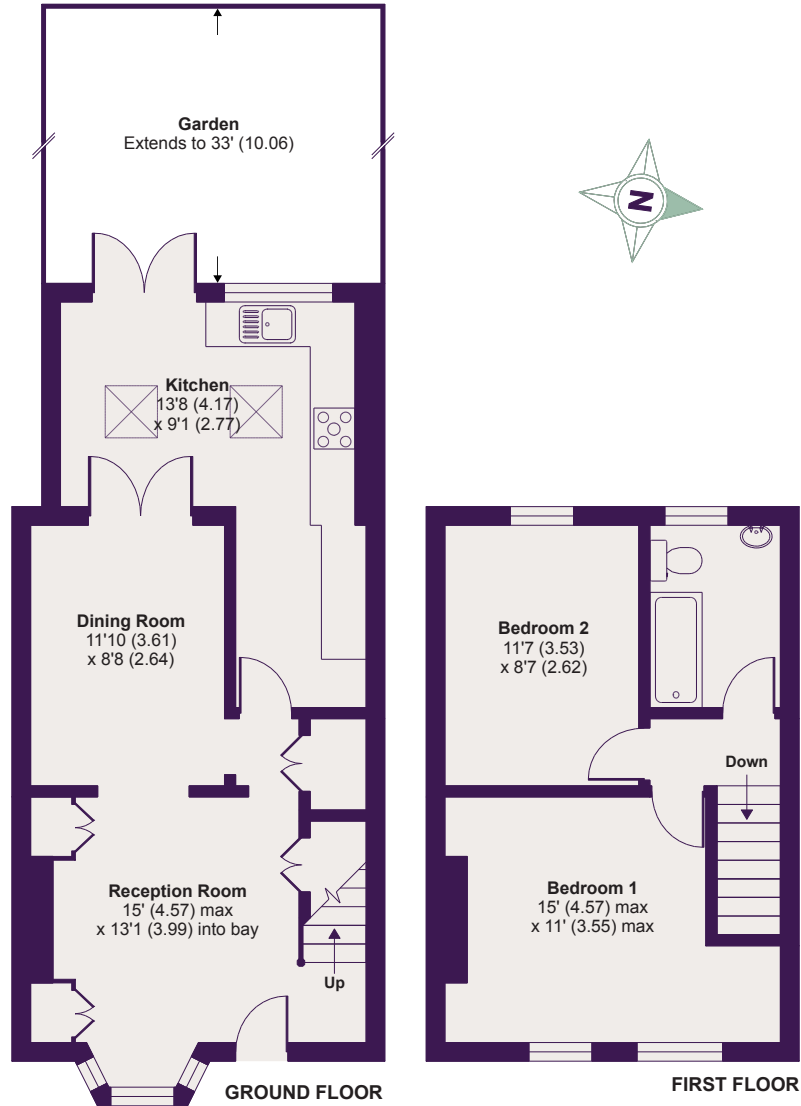


**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 313	✓
2 Floor insulation	£800 - £1,200	£ 97	✓
3 Draught proofing	£80 - £120	£ 41	✓

## Hardy Road, London, SW19

APPROX. GROSS INTERNAL FLOOR AREA 836 SQ FT 77.66 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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