

Garfield Road, Wimbledon, SW19

EXTENDED & IMPROVED FOUR BEDROOM HOUSE A larger than average family house boasting generous living accommodation and splendid entertaining space. Nested in a quiet tree lined road in Wimbledon, this property has been fastidiously improved by it's current owners and offers four bedrooms, two bathrooms, a through lounge/diner and a kitchen/breakfast room that leads out to a secluded west facing rear garden. This property has recently been extended into the loft at great expense and the master bedroom and bathroom are finished to an excellent standard, as is the newly installed family bathroom to the first floor. There are three further bedrooms to the first floor whilst to the ground floor we offer plans to extend into the side return area included in the sale. Other features include, new carpets, many new windows, bespoke shutters to the reception room, megaflo water system and permit parking. (D2)

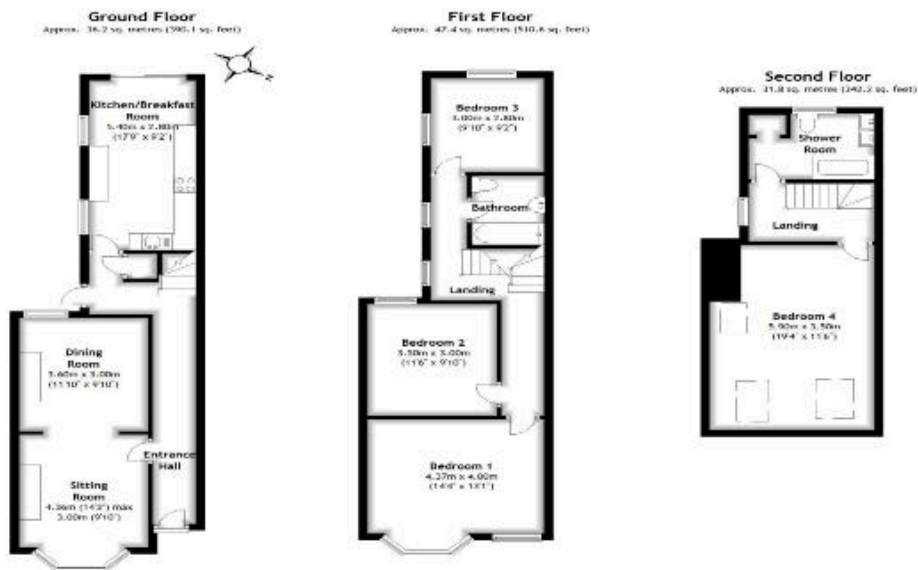
Guide Price £550,000 Freehold

06-68 Wimbledon Hill Road, Wimbledon, London SW19 7PA
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Total area: approx. 115.5 sq. metres (1242.9 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Sanitary ware and kitchen fittings are representative only and approximate to actual position, shape and style. No liability is accepted in respect of any consequences arising from the use of this plan. Reproduced under license from Evox Partnership Limited. All rights reserved. Plan produced using The Vendor Agent.

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 0208 946 9468.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. Written quotations available on request.

Viewing is strictly through the owners Lauristons.

66-68 Wimbledon Hill Road Wimbledon London SW19 7PA Telephone: 0208 946 9468

For clarification we wish to inform potential purchasers that we prepared these sales 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 your 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 a 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 of error.