



## Mostyn Road, Wimbledon, SW19

\*\*\*AN AMAZING OPPORTUNITY!!\*\*\* A delightful three bedroom semi detached family home with off street parking for several cars. The property is nestled in a quiet cul-de-sac with fantastic front and rear gardens, generous living accommodation and also boasting the potential for further extension subject to the necessary planning consents. The accommodation comprises; a lounge and dining room, kitchen/breakfast room, guest w.c, three bedrooms and family bathroom. This fabulous property is offered chain free and would suit a small family looking for a quiet location. This property offers good access to Wimbledon, Merton Park and the fabulous amenities of the area including the outstanding transport links and schools. Call now to view. (D3)

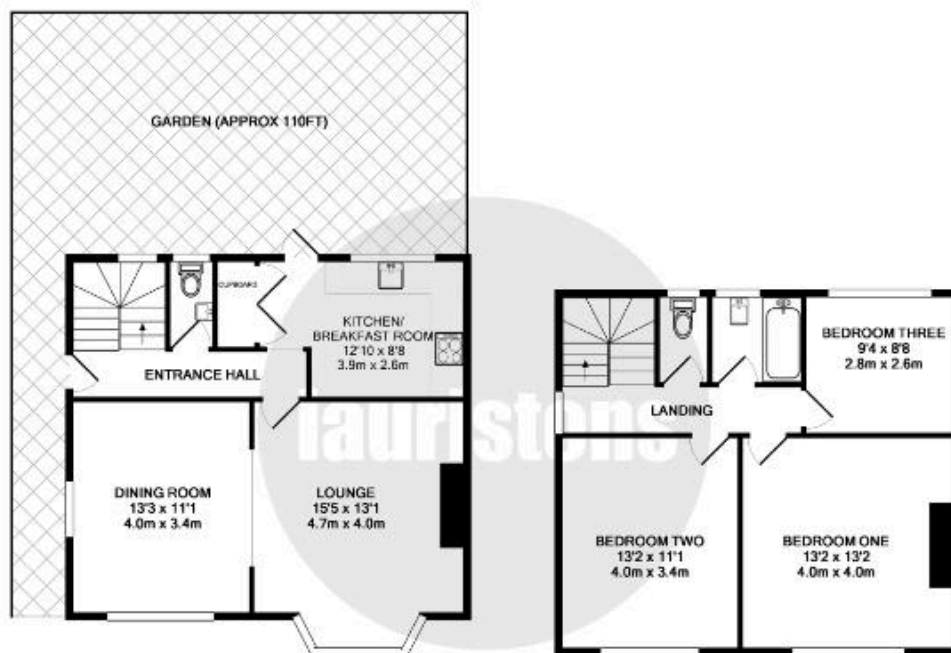
**Guide Price £479,950**

06-68 Wimbledon Hill Road, Wimbledon, London SW19 7PA  
tel: 020 8946 9468 fax: 020 8946 9465 email: sales.wimbledon@lauristons.com



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GROUND FLOOR  
APPROX. FLOOR  
AREA 49.8 SQ.M.  
(538 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 48.4 SQ.M.  
(521 SQ.FT.)

MOSTYN ROAD, SW19  
TOTAL APPROX. FLOOR AREA 98.2 SQ.M. (1057 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 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 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.