



**Laburnum Road, Wimbledon, London, SW19**

A delightful two bedroom Victorian cottage nestled in one of South Wimbledon's most sought after roads. This period family home is larger than many others in the area and offers wonderful entertaining space in the shape of a through lounge and an extended kitchen/breakfast room.

To the first floor this property offers two bedrooms and a large bathroom featuring a bath and an independent shower cubicle. Also boasting a west facing rear garden and no onward chain this splendid property is in our opinion an ideal first time buy. Call now to view.

**Guide Price £360,000 Freehold**

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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**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.