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Haydon Park Road, Wimbledon, London, SW19

This very well presented four bedroom Victorian family home is nestled in the much sought after "South Park Gardens" area of Wimbledon and has been tastefully extended by it's current owners to provide generous living accommodation. Featuring a magnificent open-plan double reception room with modern fitted kitchen leading to full width concertina doors accessing the decked portion of a landscaped garden with established trees and shrubs. Four bedrooms, one of which is a superb master bedroom to the top floor boasting en-suite facilities and a further family bathroom providing in our opinion, a marvelous family home. This property boasts good access to Wimbledon town centre and it's splendid transport links.

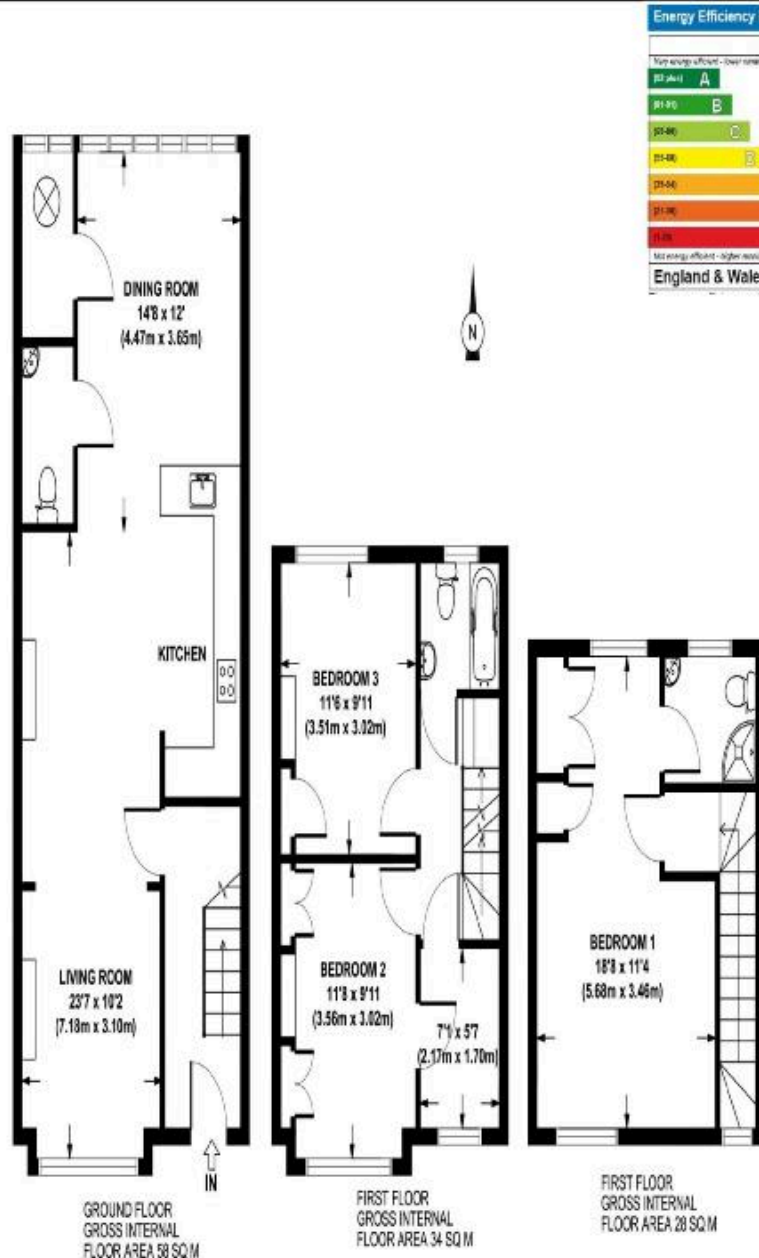
Guide Price £599,950

66-68 Wimbledon Hill Road, Wimbledon, London SW19 7PA
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117 HAYDON PARK ROAD

APPROX. GROSS INTERNAL FLOOR AREA 120 SQ M / 1292 SQ FT

FLOOR PLAN FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE

Energy Efficiency Rating		Current	Potential
Top energy efficient - lower energy costs			
91-100	A		
81-90	B		
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		
Mid energy efficient - higher energy costs			
England & Wales			
EU Directive 2002/91/EC			

Environment Impact (CO ₂) Rating		Current	Potential
Key environmental trends - lower CO ₂ emissions			
92-100	A		
81-91	B		
70-80	C		
59-69	D		
48-58	E		
37-47	F		
26-36	G		
Key environmental trends - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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.