



Avondale Road, Wimbledon, SW19

A welcoming and homely four bedroom period house with West facing garden in Wimbledon.

ESTATE & AGENT

— Tailored, local and personal —

Avondale Road, Wimbledon, SW19

Guide Price of £925,000 - Freehold

Offered to the market with no onward chain is this tastefully presented, inviting four bedroom period house. The welcoming and homely accommodation briefly comprises: entrance hall with stained glass front door with stairs to first floor and storage cupboards underneath, high ceilings with coving and attractive wood flooring, a lounge with a period feature fireplace, fitted shelves and cupboards to alcoves, plantation shutters and wood flooring, an impressive kitchen/diner/family room comprising of a sitting area with cast iron feature fireplace and shelves to alcoves, fitted kitchen with a range of wall and base units and complementing granite worktops, dining area illuminated by a lantern style skylight, ground floor w.c./utility area (space for washer & dryer). Finally, French doors lead onto a West facing private garden with mature shrubs, astro turf, storage shed and onto a separate home studio providing an ideal home office, garden-room or additional storage space.

To the first floor, there is a landing area, a double bedroom to the front of the property with built in wardrobe to alcoves, cast iron period feature fireplace and plantation shutters, to the rear of the property there is a second double bedroom with built in storage cupboard and feature fireplace, a third bedroom ideal as a nursery or home office, a family bathroom/w.c. comprising of a white three piece suite, contemporary tiling and heated towel rail and radiator, to the second floor there is a loft conversion providing the master bedroom suite including French doors with Juliet balcony overlooking the rear garden, eaves storage cupboards, an attractive feature sink and finally there is a separate shower room and w.c. with period style tiling, rain water shower head and heated towel rail. Externally, on street parking is available. The property benefits from gas fired central heating via a combination boiler and double glazing. Avondale Road is ideally situated within very easy access of Wimbledon, offering a range of shopping and leisure activities, excellent schools, amenities and transport links to Central London with rail, tube, tram and bus services all accessible. Viewing comes highly recommended.



- No onward chain
- Well presented
- Impressive kitchen family room
- Period features
- Private garden
- Separate studio
- Two bathrooms
- Ground floor w.c.
- Walking distance to Wimbledon train station
- Short distance from Haydons Road train station



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	71
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



Viewing strictly by
appointment via
Estate and Agent

CONTACT

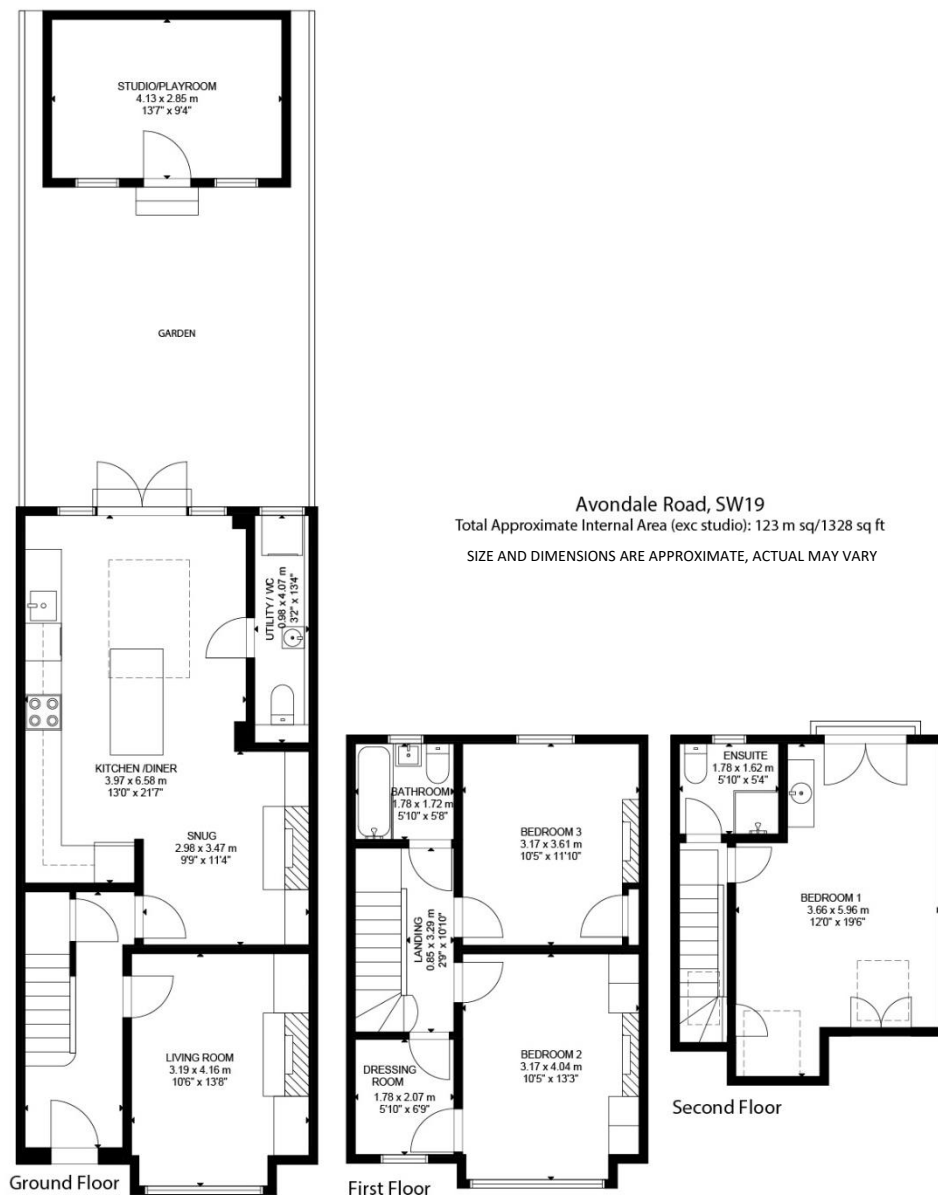
Estate and Agent
Hampton Wick
Kingston Upon Thames
KT1 4AY

david@estateandagent.com

Open Hours-
Monday to Friday 8am - 7pm
Saturdays 9am - 5pm
Sundays 10am - 4pm

0208 914 7884

www.estateandagent.com



Estate and Agent wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as guide only; any floor plan or map is for illustrative purposes only. Estates IT, for themselves and for the vendors or lessors of this property whose agents they are given that the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of Estate & Agent has any authority to make or give any representation of warranty in relation to this property.