



LABURNUM ROAD, SW19
OFFERS OVER £630,000 FREEHOLD

Winkworth



LABURNUM ROAD, SW19

Winkworth Wimbledon are pleased to present for sale this two-bedroom Victorian end-of-terrace house, located on a quiet street and only moments away from the superb transport links of South Wimbledon and Colliers Wood.

The ground floor comprises of a front reception room with a feature fireplace and a large bay window, a second reception/dining room, and to the rear a fitted kitchen with integrated appliances. On the first floor there are two bedrooms and a well-proportioned bathroom.

Outside at the rear of the property there is a private patio garden.

This property benefits from ample storage space including understairs storage and it also benefits from scope to extend STPP.

The house is within walking distance to the Sainsburys and M&S with bus services into Wimbledon Broadway. The property also benefits from being in catchment to Singlegate Primary (Ofsted Outstanding), Harris Academy Wimbledon (Ofsted Outstanding) Merton Abbey Primary School (Ofsted Good) and All Saints' CofE Primary School (Ofsted Good) only to name a few as well as being in the catchment area of outstanding secondary schools.

The property will be sold CHAIN FREE.

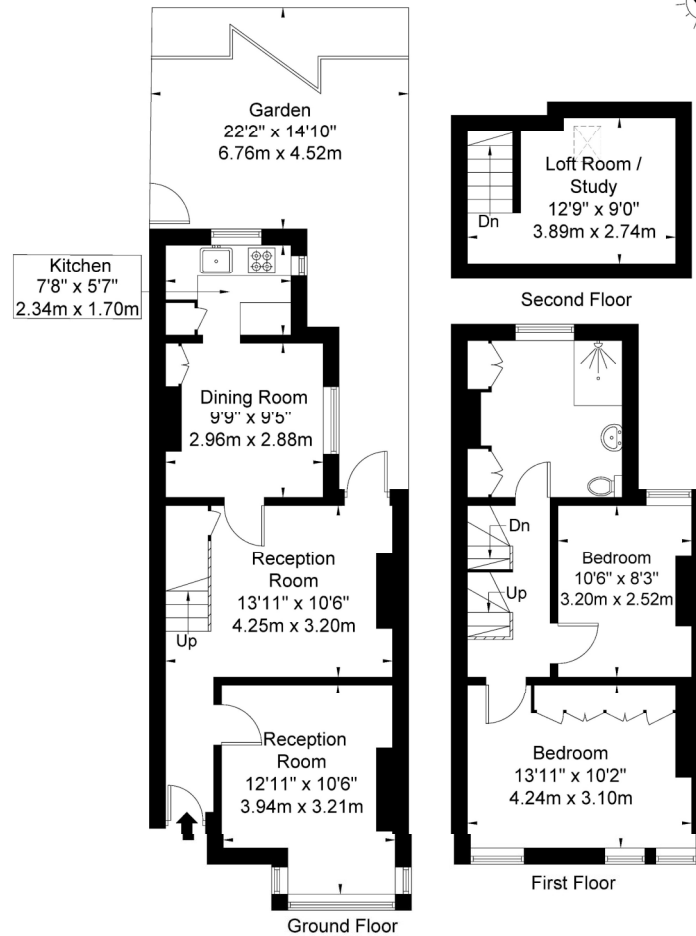
Council Tax Band D
EPC Rating TBC





Laburnum Road SW19 1BH

Approx Gross Internal Area = 88.1 sq m / 948 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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