

Granville Road, London
Offers Over: £800,000

Freehold





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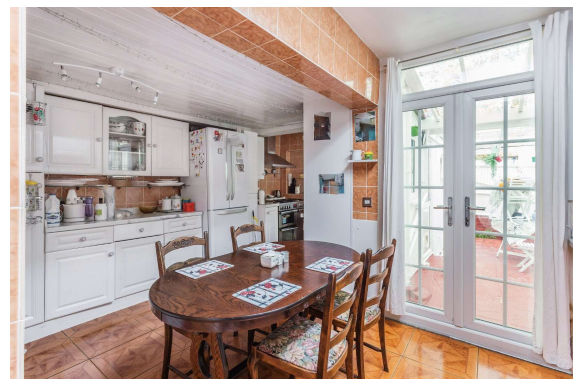
Freehold

A three double bedroom two bathroom period property retains many original features and is offered to the market within the highly regarded Ministers area of Wimbledon, the town centre offers an abundance of cafes, restaurants and bars including cinema and theatre which have many top acts and shows. The mainline station boasts a fast and frequent service to many destinations including Waterloo, Victoria and Heathrow airport. The Northern Line at South Wimbledon and regular bus services offer an array of destinations - a commuters paradise! This property has been extended to the rear and into the loft to create spacious downstairs living along with three double bedrooms and two bathrooms, would benefit from the courtyard garden receiving a make over .

Wimbledon Common and Village are quite local and quickly reached by the bus.

Council tax band: E.

*The courtyard has been temporarily covered by the current owners but could be opened to create low maintenance outside space:



Front Garden

Dwarf wall, garden gate to storm porch. UPVC door to:

Through Reception

Bay window to front aspect, half height wood panelling to hall area and stairs, wood laminate flooring, door to:

Kitchen/Dining Room

Selection of wall and base units with worktop incorporating stainless steel sink with drainer and mixer tap, sky light and doors to courtyard, space for range style cooker, slimline dishwasher, fridge freezer, skylight in the dining area. Door to:

Lobby

Cupboard, door to courtyard, door to:

Shower Room

Shower cubicle, low level w.c, vanity basin, bidet, tiled walls and floor, frosted window to rear.

First Floor Landing

Accessed via stairs from living area, doors to:





Bedroom One

Two windows to front aspect, fitted wardrobes and cupboards, painted wood panelling to walls.

Bedroom Two

Window to rear aspect.

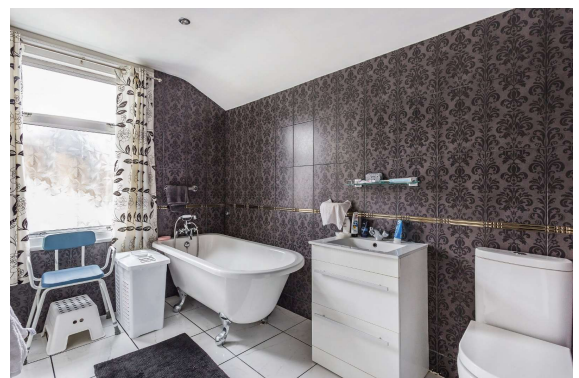
Stairs to Second Floor

Window allowing natural daylight, door to:



Bedroom Three

Window to rear aspect, wooden beams, eaves storage.

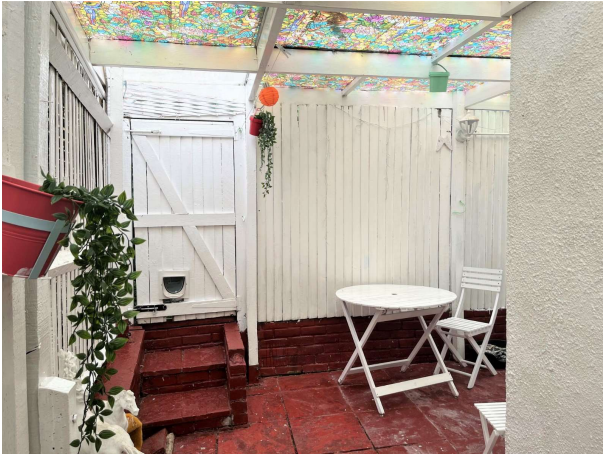




Courtyard


Currently covered courtyard but could be opened up,





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- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

Your View...

 = Reduced headroom below 1.5m / 5'0

Approximate Gross Internal Area = 113.4 sq m / 1221 sq ft
(Excluding Eaves / Covered Garden)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID796095)
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Goodfellows Branch Network



Local Authority

London Borough Of Merton

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Goodfellows.

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

All Measurements

All Measurements are Approximate

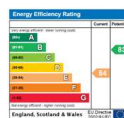
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For full EPC please contact the branch