

Abbott Avenue, Wimbledon SW20 8SQ



Guide Price £825,000 Freehold

Our client has accepted an offer on this property and there are no further viewings taking place (STC), please feel free to register your interest by contacting us.

A great opportunity to purchase this substantial 1930's family house boasting 1441 sq.ft. of accommodation with scope to further extend (stpp) to the ground floor rear to bring the property to its true and full potential. The naturally bright and well balanced accommodation is arranged over three floors with two reception room and a separate fully integrated kitchen on the ground floor, two double bedrooms, a single bedroom and a family bathroom to the first floor and an impressive principle bedroom with walk in wardrobe and en-suite shower room occupying the second floor. The property is complimented by a delightful rear garden with patio and lawn. Abbott Avenue is a popular tree lined street providing ease of access to both Wimbledon Chase and Wimbledon Town Centre whilst Wimbledon Chase Primary School is also very close by.

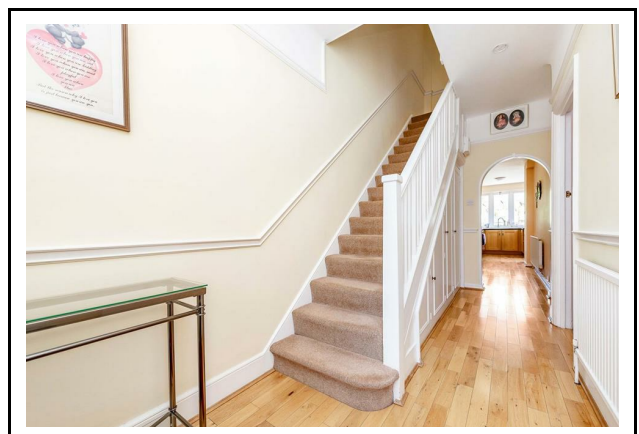
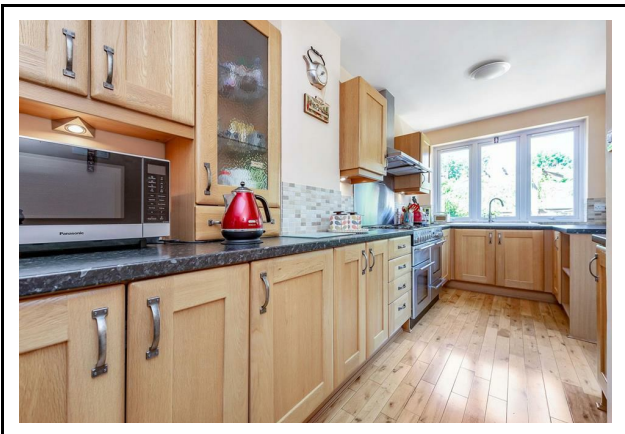
- Four bedroom 1930's family house
- Two bathrooms
- Reception room
- Dining room
- Fitted kitchen
- Ample storage
- Pretty rear garden
- Paved front garden
- Scope to extend further (stpp)
- Excellent schools nearby

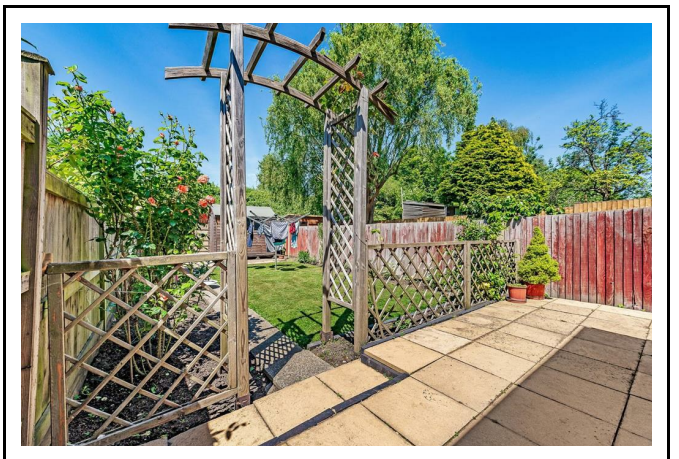
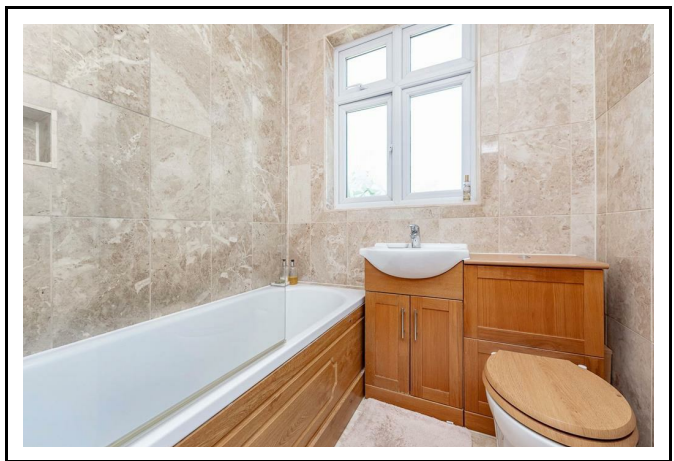
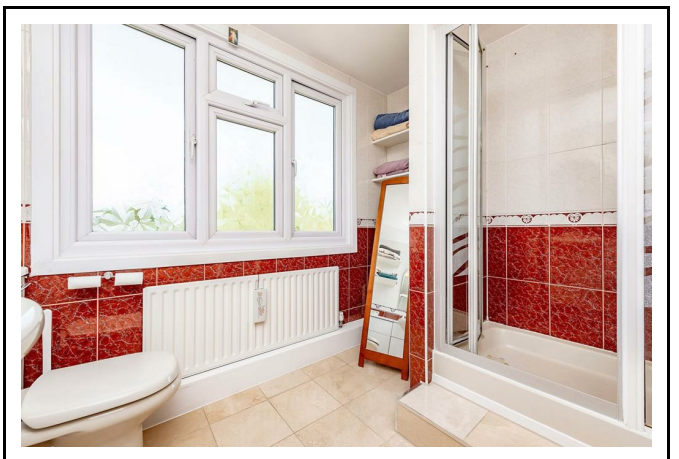
020 8971 6780

24 High Street, Wimbledon Village, SW19 5DX

Location:

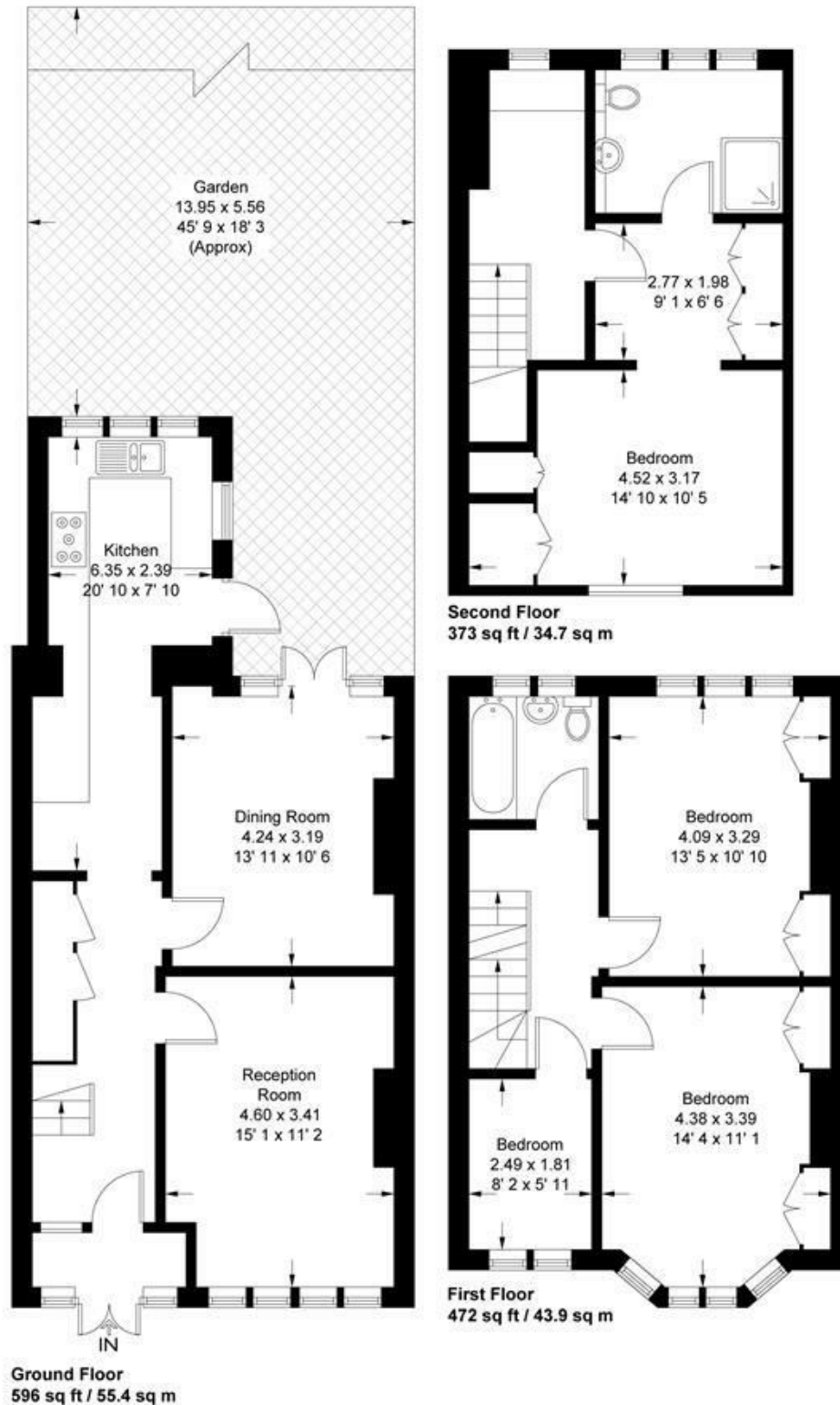
The property is conveniently placed equidistant from Wimbledon Town Centre and Raynes Park, both offering a good range of shops and restaurants as well as a mainline station/tube stations with fast links into Central London. Wimbledon Chase station is also close by and the excellent Wimbledon Chase and Dundonald Schools are both within easy reach.





Abbott Avenue

Approximate Gross Internal Area = 1441 sq ft / 134 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

EPC Rating E

Note: andrew scott robertson for itself and for the vendors or lessors of this property whose agents they are give notice that:

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- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them
- (iii) no person in the employment of andrew scott robertson has any authority to make or give any representation or warranty whatsoever in relation to this property.

We are here to help you find your next home. Prior to viewing we recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey. If you would like to view the property or require further information please call: 020 8971 6780

