



Tooting Sales, 62 Tooting High Street, London SW17 0RN
T 020 8772 7200 E tootsales@ludlowthompson.com W www.ludlowthompson.com

BAKERS END WIMBLEDON CHASE



SOLD

REF: 266944

4 Bed, Terraced House, Private Garden

Four bedrooms - Two bathrooms - Off street parking - Freehold house - Excellent condition - Private garden

Bakers End, SW20. A superb four bedroom freehold house located close to Wimbledon Chase station and all the local amenities. This two storey property has been subject to thorough refurbishment by its current owners and is presented to the market in excellent condition throughout. In our opinion the four bedrooms, two bathrooms, large garden and off street parking will make this an ideal purchase for a young family. Call now to arrange your viewing - 020 8405 5454.

Train/Tube - South Merton, Merton Park, Dundonald Road, Wimbledon Chase

Local Authority/Council Tax - Merton

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Dining Room



Lounge



Kitchen



Bedroom One



Bedroom Two



Bedroom Three



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Bedroom Four



Bathroom



Private garden



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Approx. Gross Internal Area
998 sq. ft. / 92 sq. mt

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
THESE DRAWINGS ARE SET OUT AS A GUIDE LINE ONLY
AND SHOULD NOT BE RELIED UPON AS A REPRESENTATION OF FACT
Drawing No. W5536 © www.rainydaydesign.co.uk

Please note that this floor plan is produced for illustration and identification purposes only. It is NOT drawn to a scale. Measurements are taken in accordance with the R.I.C.S. Code of Measurement Practice. Areas quoted are Gross Internal Areas as per the R.I.C.S. Code and are not guaranteed. Do not use this plan to buy or place furniture or furnishings. Rely upon your own measurements only. Areas quoted are only a guide.



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Dining Room - 3.0m x 3.6m (9' 10" x 11' 9")

Spacious dining room with ample space for large table and chairs, double glazed window with front aspect, carpeted, radiator.

Lounge - 3.4m x 4.3m (11' 1" x 14' 1")

Bright lounge with double glazed doors leading to the patio area of the garden, carpeted, radiator.

Kitchen - 2.4m x 2.4m (7' 10" x 7' 10")

Fully fitted kitchen with a range of units to eye and base level, roll top work surfaces, stainless steel sink with drainer, tiled splash backs, space and plumbing for gas cooker, washing machine, tumble dryer and dishwasher, wall mounted gas fired combi boiler, double glazed window overlooking garden.

Cloakroom

Low level W.C, hand wash basin, window to side.

Stairs to first floor

Bedroom One - 3.6m x 4.1m (11' 9" x 13' 5")

Large master bedroom with lots of space for wardrobes, double glazed window with front aspect, carpeted, radiator.

En Suite

Consisting of shower cubicle, hand wash basin and low level W.C.

Bedroom Two - 3.1m x 3.6m (10' 2" x 11' 9")

Spacious second bedroom with double glazed window overlooking the garden, space for wardrobes, carpeted, radiator.

Bedroom Three - 2.4m x 3.0m (7' 10" x 9' 10")

Third bedroom with double glazed window giving front aspect, fitted wardrobe, carpeted, radiator.

Bedroom Four - 2.3m x 3.4m (7' 6" x 11' 1")

Good sized fourth bedroom with space for wardrobe, double glazed window overlooking the garden, carpeted, radiator.

Bathroom

Modern three piece suite consisting of panel enclosed bath with shower attachment and shower curtain, pedestal hand wash basin and low level W.C, tiled walls, double glazed window.

Private garden - 6.5m x 20.0m (21' 3" x 65' 7")

Large private garden, mainly laid to lawn, patio area, side access.

Off Street Parking

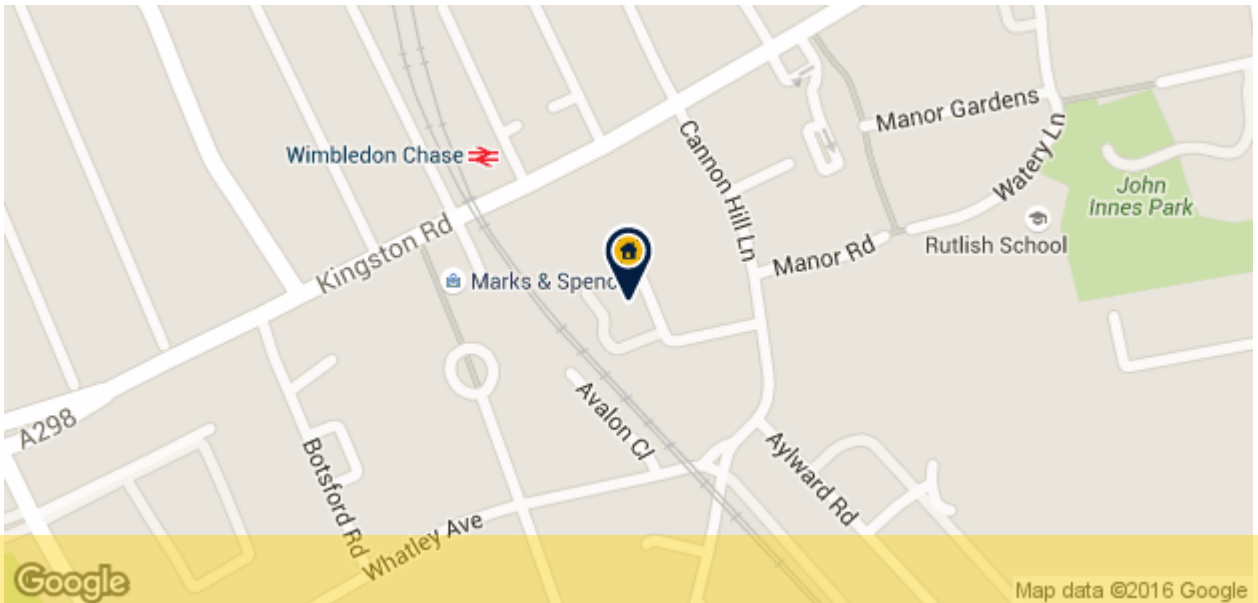
For two cars.

Tenure details

Freehold.



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When you want to view a property through us it helps to bear in mind the following:

Viewings are a limited opportunity and therefore should be undertaken seriously. It might be necessary to take a flexible approach in the time arrangement of viewings. Sometimes a vendor will give us specific times only convenient to them. We do advise vendors that if they are serious about selling property they should be as flexible as possible. We normally keep keys and can therefore access the property pretty much anytime.

To arrange a viewing for this property please contact our Tooting Sales Office quoting 266944

DISCLAIMER

VIEWING: strictly by appointment through LUDLOWTHOMPSON. ludlowthompson are Agents for themselves and for the vendor.

1. These particulars do not form any part of any offer or contract.
2. Particulars are intended to give a fair description only. ludlowthompson/vendor accept no responsibility for any error they may contain however caused. Any purchaser must satisfy her/himself by inspection or otherwise as to their correctness.
3. ludlowthompson or employees have no authority to make or give any representation or warranty whatever regarding this property.

PLEASE NOTE BEFORE PROCEEDING

We have been unable to confirm the terms of tenure, we have relied upon information supplied by the vendor. Photographs may depict items which are not included in the sale. Consult a solicitor on aspects relating to tenure/property details.