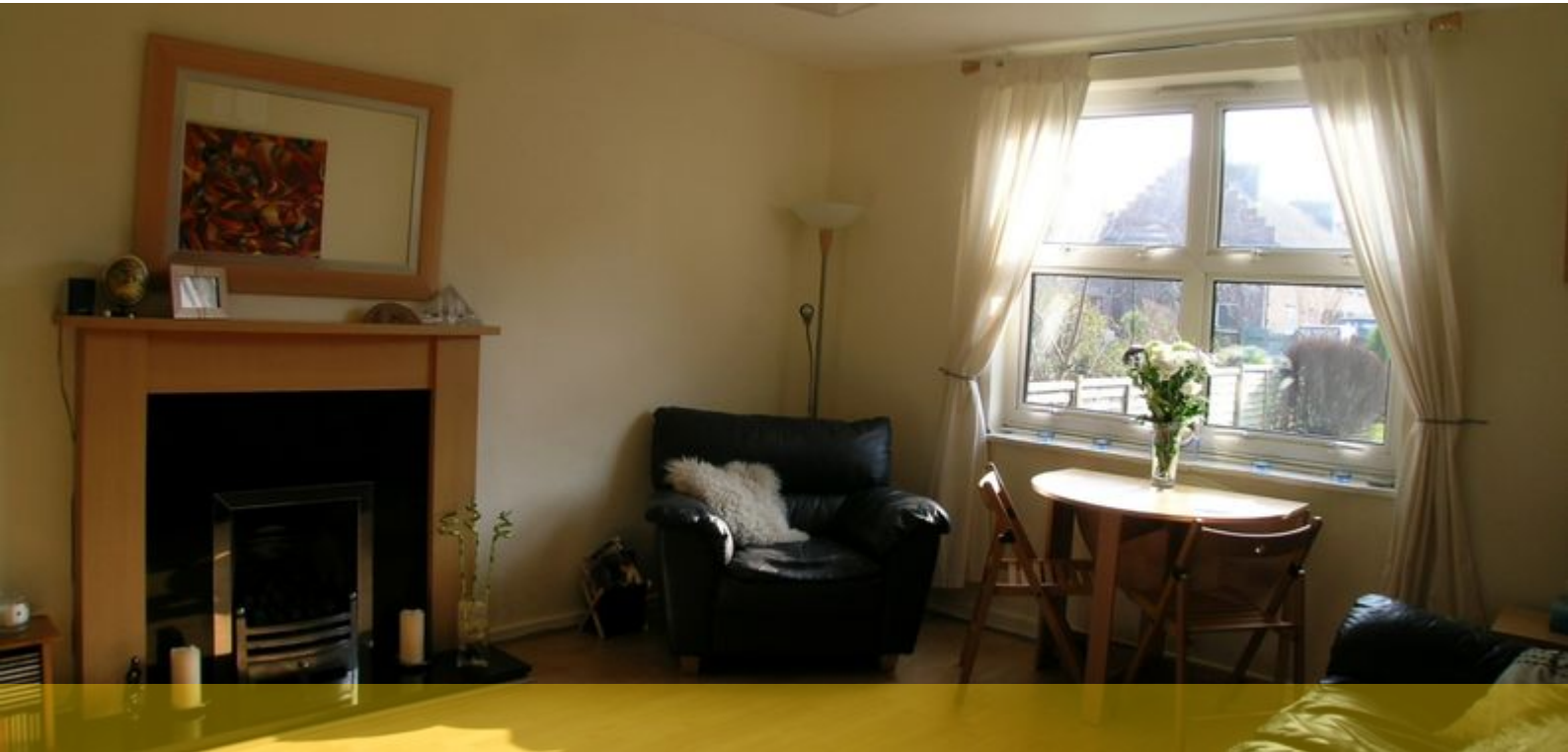




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BAKERS END WIMBLEDON CHASE



SOLD

REF: 53594

2 Bed, Semi-Detached House, Private Garden

Cul-de-sac location - Lovely fitted kitchen - Recently updated throughout - Semi detached house - Immaculately presented throughout - Two good size double bedrooms

An immaculately presented two bedroom semi-detached house located in a quiet residential cul-de-sac. The property features a light and airy reception room with a contemporary real flame gas fireplace with marble surround, modern fitted kitchen and bathroom and double glazing throughout. To arrange a viewing please contact the sales team on 020 8405 5454. Sole agents.

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

Local Authority/Council Tax -

Tenure - Freehold

ludlowthompson



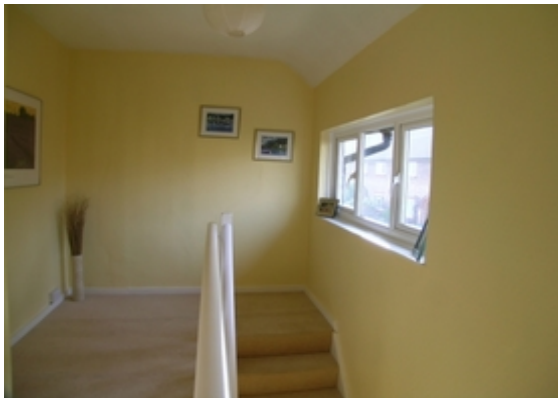
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Entrance Hall



Kitchen



STAIRS RISING TO FIRST FLOOR LANDING



Bedroom one



Bedroom two



Bathroom



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Alternate kitchen shot



External photograph



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Approx. Gross Internal Area
787 sq. ft. / 73.14 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. WS178 © www.rainydaydesign.co.uk 07/02/05

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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Entrance Hall

Part glazed front door leading to entrance hall with laminate wooden floor, radiator, side aspect double glazed window.

Reception room - 3.60m x 4.25m (11' 9" x 13' 11")

Front aspect double glazed window, contemporary real flame gas fire inset into marble surround and hearth with wooden mantle, laminate wooden flooring, radiator, recessed storage area.

Kitchen - 2.42m x 5.67m (7' 11" x 18' 7")

Contemporary fitted kitchen comprising matching base and eye level units with rolltop worksurfaces and single sink and drainer unit, four ring stainless steel gas hob with electric oven below and extractor hood over, integrated dishwasher, space and plumbing for washing machine and upright fridge/ freezer, larder cupboard housing combination boiler, double glazed door to rear garden and two further double glazed rear aspect windows, ceramic tiled floor and radiator.

STAIRS RISING TO FIRST FLOOR LANDING

Loft access, storage cupboard, double glazed side aspect window and fitted carpet

Bedroom one - 3.66m x 3.68m (12' x 12')

Front aspect double glazed window, radiator, fitted carpet, built-in wardrobes

Bedroom two - 3.15m x 3.67m (10' 4" x 12')

Rear aspect double glazed window, fitted carpet, built-in wardrobes, radiator.

Bathroom - 1.83m x 2.09m (6' x 6' 10")

Matching white suite comprising panel enclosed bath with shower over and glass shower screen, low flush W.C., basin inset into vanity unit, dual aspect double glazed windows, heated towel rail, fitted carpet.

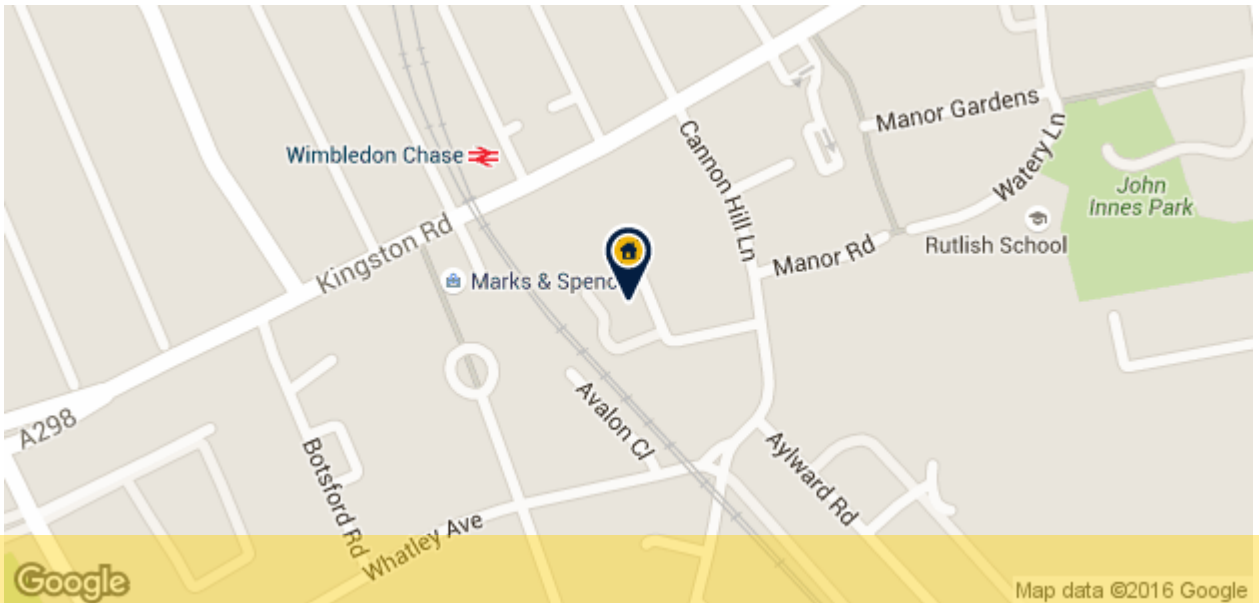
Externally

Large front garden mainly laid to lawn with mature shrub borders, side gate leading to mature rear garden



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CALL 020 8405 5454

REF: 53594

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 Wimbledon Sales Office quoting 53594

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.