



A superb end of terrace three bedroom family home with a south westerly facing garden.

**Wellington Road, SW19**

Freehold

Price on application

savills

End of terrace • South westerly facing garden • Potential to extend • Good transport links • Close to Wimbledon Park Primary • EPC rating: D

### Local information

Wellington road is well located on a no through road set around Durnsford Recreation Ground, a grassy park with a children's playground. Excellent transport links can be found at Earlsfield mainline station (1.6 km) with regular services into Waterloo via Clapham Junction and the District Line underground station at Wimbledon Park (600 metres).

Wimbledon Park offers another fantastic open space with a delightful boating lake, tennis courts and sports pitches and is around metres away. Further afield Wimbledon Village (approx 2.5 km) is well known for its pretty boutiques and restaurants and has access to Wimbledon Common with its 1,200 acres approx. of wonderful open space.

The house is just 500 metres from a number of restaurants, cafes and local shops on Arthur road. The property is in the priority catchment area for Wimbledon Park Primary School. There are also a number of highly recommended independent schools in the area. Source of distances: Google Pedometer  
All measurements are approximate.

### About Wellington Road

This attractive three bedroom house is set back from the road with useful side access and opens into a deep entrance hall offering well-balanced living space.

To the front is a generous

reception room with an attractive bay window and dark wood flooring. The rear reception space flows through to a superb kitchen/dining room creating a wonderful multi-purpose living space and benefits from an abundance of natural light due to its' westerly aspect. Full height glass doors extend the entertaining space further out to a private terrace overlooking a pretty south westerly facing landscaped garden. The contemporary fitted kitchen offers an extensive range of cupboards and units, fully integrated appliances complete with a breakfast bar. The house also benefits from a downstairs cloakroom. Upstairs, the generous bay fronted principal bedroom is located to the front. There are two further bedrooms and a modern family bathroom to the rear.

A large loft space gives scope to increase the square footage by adding a further bedroom and bathroom, subject to planning.

### Tenure

Freehold.

### Local authority

London Borough of Merton

### Energy Performance

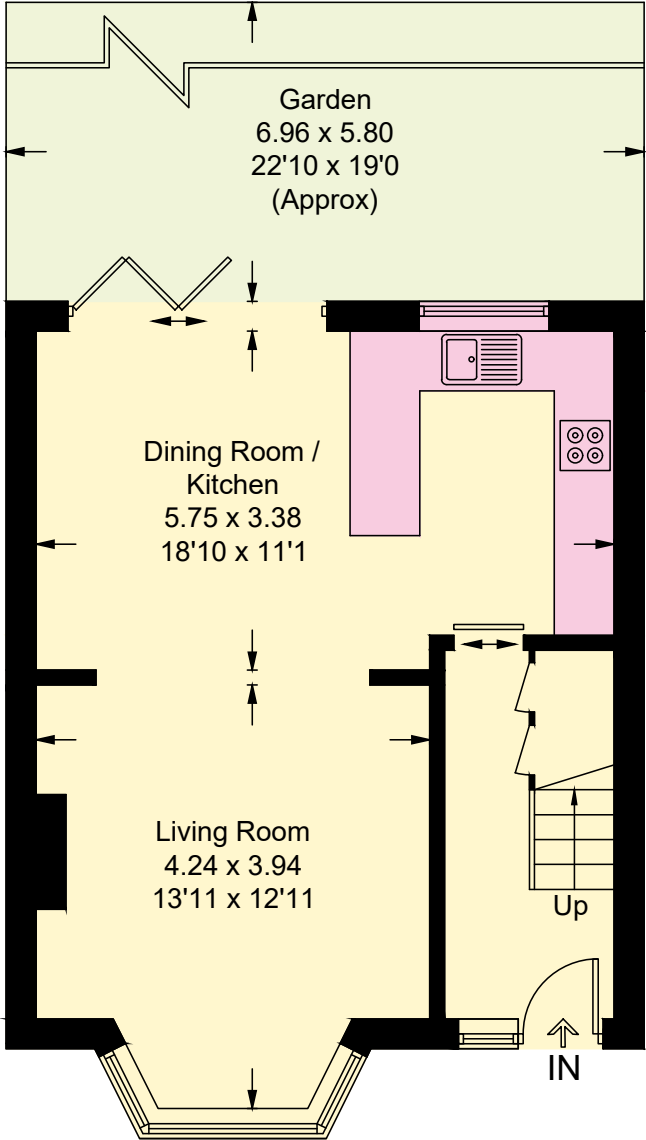
A copy of the full Energy Performance Certificate is available upon request.

### Viewing

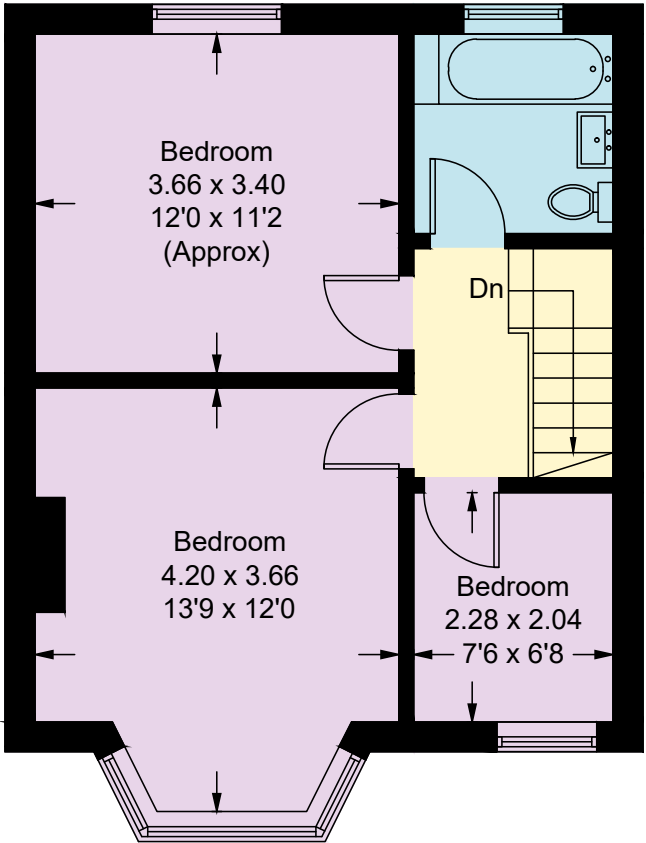
Strictly by appointment with Savills.







Ground Floor



First Floor



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		59   D	80   C

