



Ravensbury Road, Wandsworth
London, SW18

HAMPTONS
INTERNATIONAL

Beyond your expectations

A chance to create a family home in this popular location. EPC D

4 bedrooms | 3 bathrooms | double reception room | utility room | garden | chain-free

Hamptons International
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www.hamptons.co.uk

Guide Price £850,000 Freehold

Description

This is charming four bedroom house in a popular location, ready to move in and available with no onward chain.

The house retains much of its original period charm with a wide entrance hallway leading through to the usual double reception room on the left side, the kitchen sits to the rear as yet un-extended, offering an onward purchaser the possibility to build their perfect ground floor from scratch.

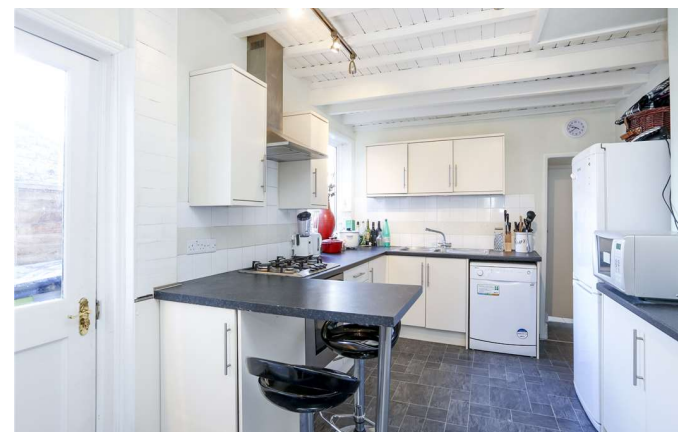
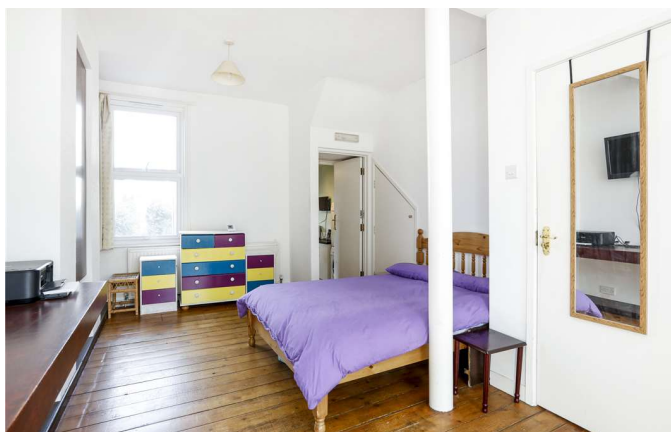
The first floor is currently arranged as two decent double-bedrooms, a single bedroom and family bathroom. Next to the bathroom on the first floor there is a handy utility room that could also be removed to create a more generous family bathroom if preferred. The loft has been fully extended with ensuite, making it an ideal master bedroom or guest suite as needed.

Location

Ravensbury Road is a quiet, residential street situated between Garratt Lane and Merton Road. The property is approximately 0.3 miles from Earlsfield train station and 0.3 miles from Wimbledon Park Primary School. The house is ideally situated for all of the shops, bars, restaurants and other amenities on Garratt Lane as well as the green open spaces and facilities in both Wimbledon Park and King George's Park.

Additional Information

Call us between our extended opening hours of 6 - 9PM Monday to Thursday to arrange an appointment.



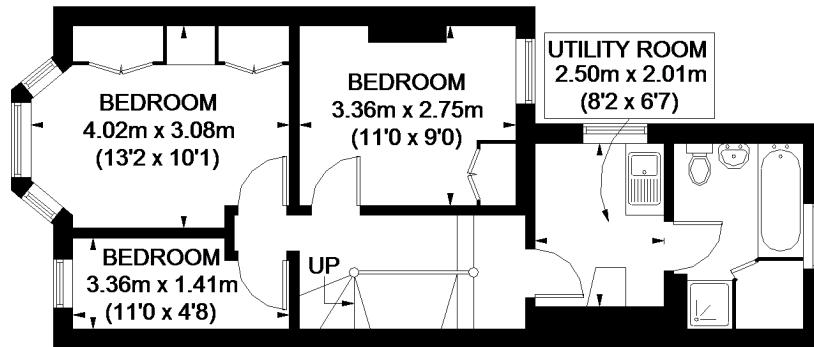
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



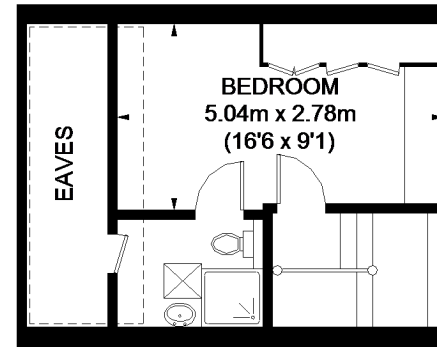
= REDUCED HEADROOM BELOW 1.5M / 5'0



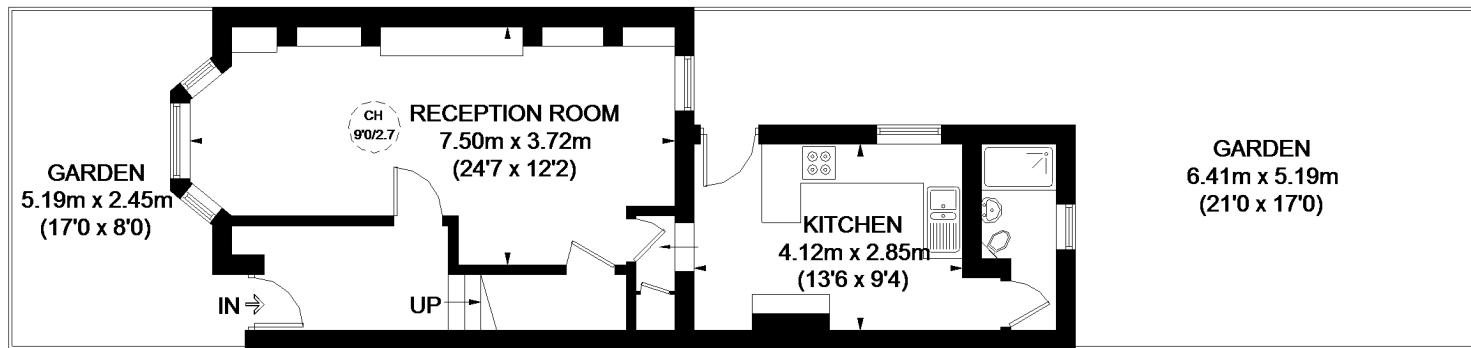
= SKYLIGHT / ROOF WINDOW



FIRST FLOOR

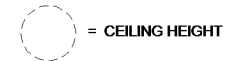


SECOND FLOOR



GROUND FLOOR

RAVENSBURY ROAD



= CEILING HEIGHT

APPROXIMATE GROSS INTERNAL AREA
(EXCLUDING REDUCED HEADROOM / EAVES)

GROUND FLOOR = 533 SQ. FT. (49.5 SQ. M.)

FIRST FLOOR = 492 SQ. FT. (45.7 SQ. M.)

SECOND FLOOR = 237 SQ. FT. (22 SQ. M.)

REDUCED HEADROOM / EAVES
86 SQ. FT. (8 SQ. M.)

TOTAL = 1348 SQ. FT. (125.2 SQ. M.)

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 any decisions reliant upon them. Please be advised that Hamptons International / our agents have not seen or reviewed any building regulations or planning permission in relation to works carried out to the property (ID239478)

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

