



Worple Road, Wimbledon  
SW20

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*

# Four bedroom semi-detached house in need of modernisation EPC: G

Hamptons International

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[www.hamptons.co.uk](http://www.hamptons.co.uk)

Unmodernised | Renovation Project | Potential to Extend (STTP) | Semi-Detached | Period Features | Four Bedrooms | Reception | Dining Room | Conservatory | Kitchen | Bathroom | Off-Street Parking | Garden

Guide Price £875,000 Freehold

### Description

An excellent opportunity to acquire an unmodernised semi-detached house that is new to the market for the first time in over 50 years. Conveniently located for Raynes Park station and local amenities, the Edwardian property, with period features, currently offers four bedrooms, two reception rooms, off-street parking and a garden that extends to 75ft. The house requires extensive renovation and provides the potential to extend, subject to the usual planning consents. The ground floor includes two reception rooms, one with a bay window to the front of the house and the other including French doors that provide access to the exterior and adjacent conservatory. A kitchen completes the ground floor. Upstairs provides four bedrooms with fireplaces, a bathroom and separate WC.

### Outside

There is driveway parking to the front of the property as well as gated side access to the rear. The rear garden extends to 75 ft.

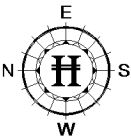
### Location

Worple Road is well located for Raynes Park mainline station which offers overland train services to Waterloo and Wimbledon, where commuters can make use of the District Line link. Wimbledon Town has a good range of shopping and recreational facilities whilst Wimbledon Village provides exclusive boutiques, restaurants and bars plus access to the Common. The area is renowned for excellent schooling in the private and state sector.



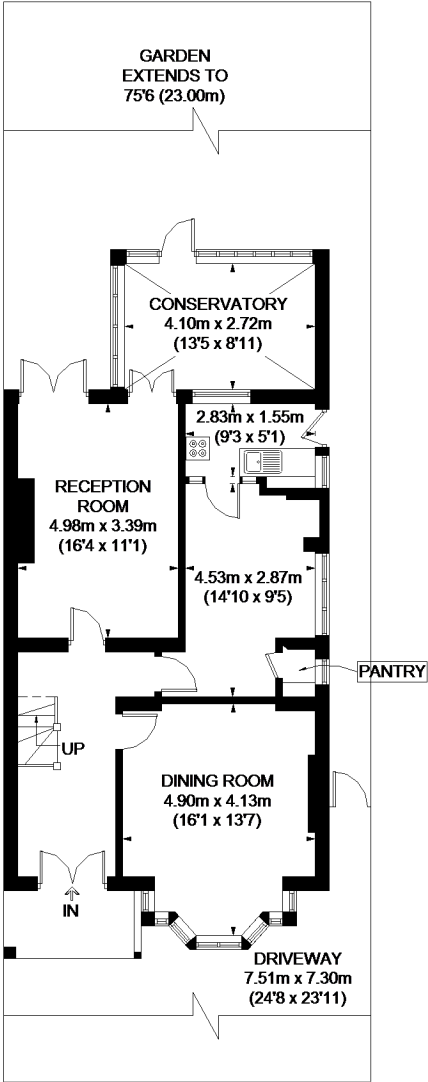
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	1	
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

# WORPLE ROAD

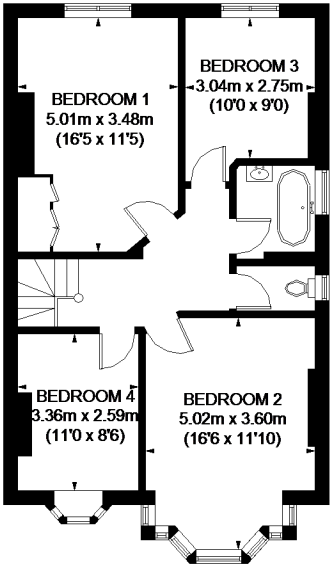


APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 866 SQ. FT. (80.5 SQ. M.)  
FIRST FLOOR = 725 SQ. FT. (67.4 SQ. M.)  
TOTAL = 1591 SQ. FT. (147.9 SQ. M.)

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 (Ref: 158368)



GROUND FLOOR



FIRST FLOOR

**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.

