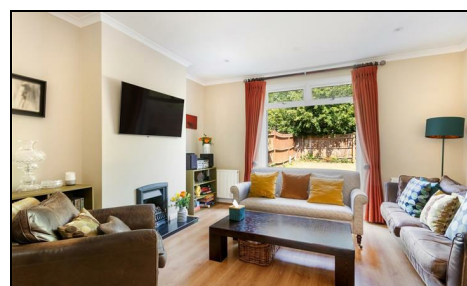
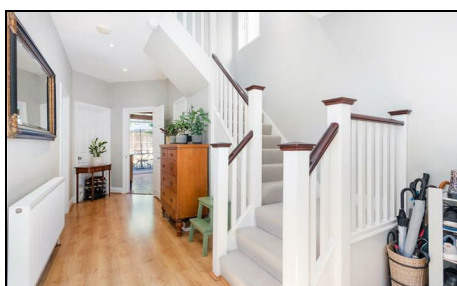


**Ethelbert Road
West Wimbledon, SW20 8QE**

£1,350,000 Freehold



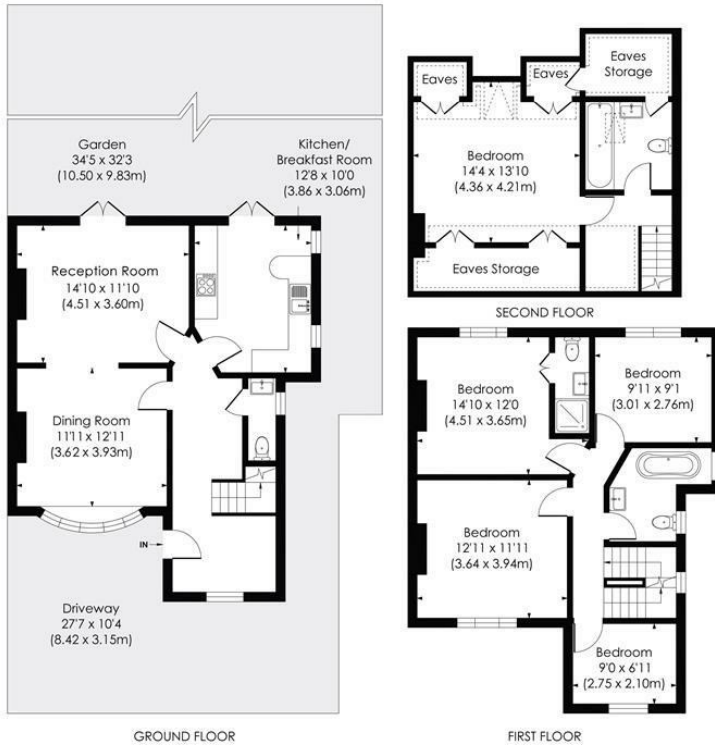
This impressive 1,716 sq ft five-bedroom, three-bathroom semi-detached family home occupies one of the widest plots on this desirable tree-lined road and offers exciting potential to further extend to the rear, subject to the usual planning permissions.

ETHELBERT ROAD, SW20

Approx. Gross Internal Floor Area

1716 Sq. ft/159.39 Sq. m (Including Reduced Height)

1507 Sq. ft/140.01 Sq. m (Excluding Reduced Height)

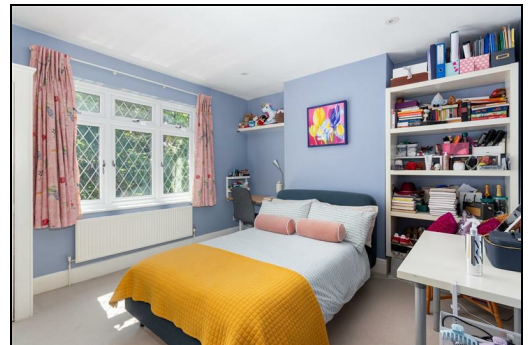
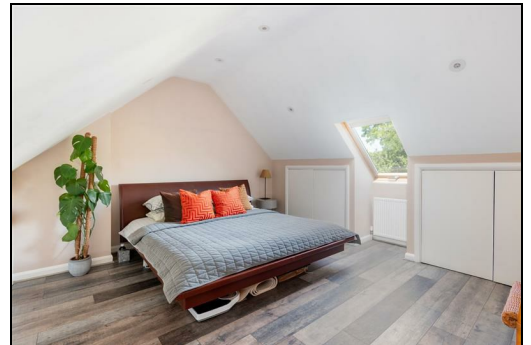


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PROPERTY MARKETING

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- Impressive 1,716 sq ft Semi-detached family home
- Five Bedroom - three bathroom - downstairs W.C
- Wider than average rear garden with side access
- Close to Raynes Park and Wimbledon Stations and Amenities
- Excellent choice of outstanding state and independent schools nearby
- Desirable Tree-Lined Road
- Close to Wimbledon Common, offering acres of scenic parkland and woodland
- Excellent potential to further extend to the rear S.T.P.P
- EPC - D
- Council Tax Band - F



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

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