



FOLKLANDS

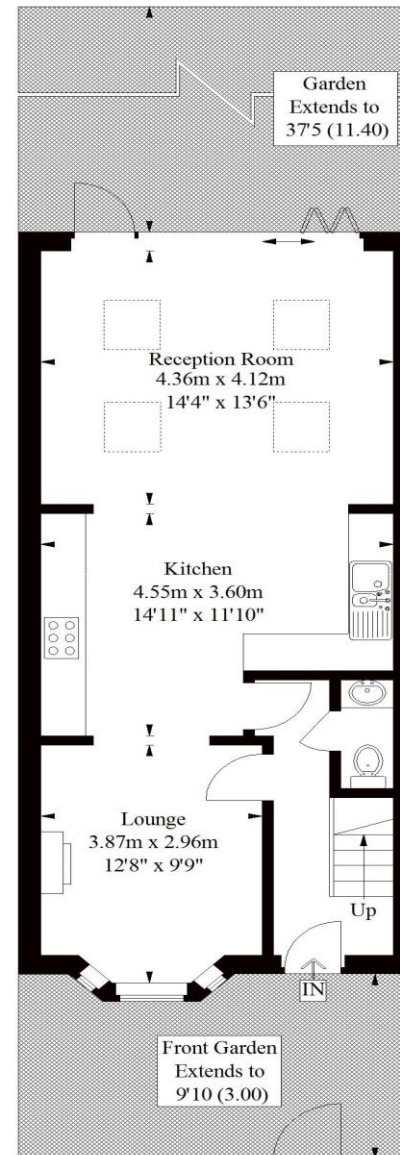
HARDY ROAD, WIMBLEDON
MONTHLY RENTAL OF £2,500



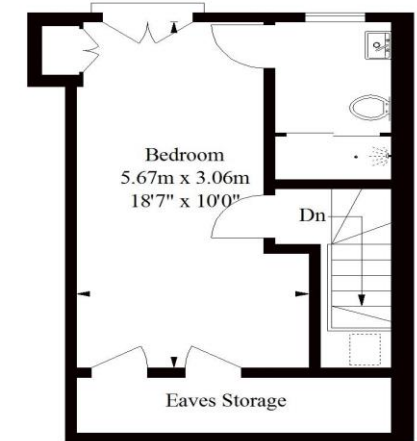


Hardy Road, Wimbledon

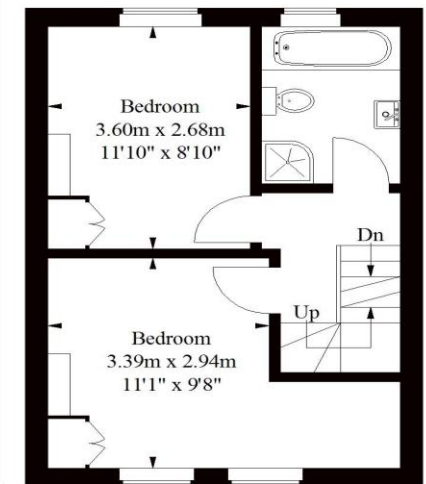
Approximate Gross Internal Area (Excluding Eaves Storage)
111.5 sq m / 1200 sq ft



Ground Floor = 55.2 sq m / 594 sq ft



Second Floor = 22.7 sq m / 244 sq ft



First Floor = 33.6 sq m / 362 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2017 (ID 360839)

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362 BRIGHTON ROAD - SOUTH CROYDON - CR2 6AL

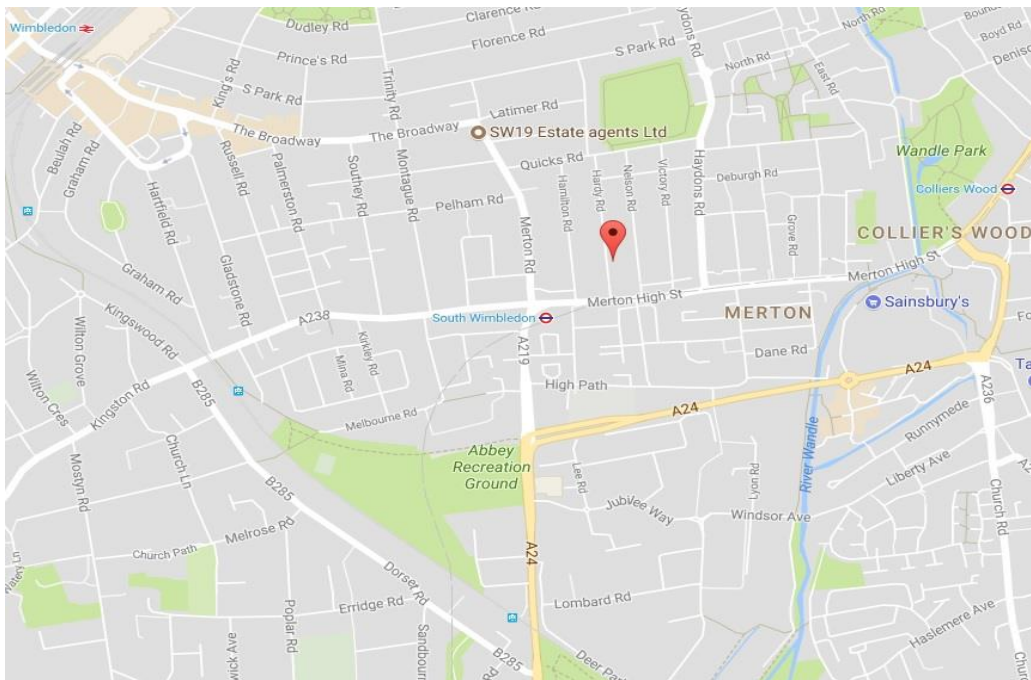
- ❖ EPC EER C
- ❖ AVAILABLE FROM THE 1ST SEPTEMBER
- ❖ SUPERBLY PRESENTED THROUGHOUT
- ❖ THREE BEDROOM HOUSE
- ❖ 1200 SQFT OF FLOOR SPACE
- ❖ MOMENTS FROM SOUTH WIMBLEDON TUBE STATION
- ❖ LESS THAN ONE MILE FROM WIMBLEDON TOWN CENTRE
- ❖ EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- ❖ UN-FURNISHED
- ❖ IDEAL FAMILY HOME

**** Available from 1st September 2017 **** A beautifully presented three double bedroom mid terrace house situated in the desirable 'Battles' area of Wimbledon, conveniently located only 0.1 miles from South Wimbledon tube station, less than one mile from Wimbledon town centre & mainline train station, and moments from a host of local conveniences.

This spacious home boasts a large ground floor extension with bi-folding doors that lead directly onto a largely decked rear garden, which has been designed for low maintenance and for a great entertainment space. Arranged over three floors the property is fully double glazed, boasts 1200 SQFT of floor space, benefits from a down stairs WC and enjoys open plan living to the ground floor.

The accommodation comprises master bedroom with stylish en-suite shower room & eaves storage, two further double bedrooms each with fitted wardrobes, a four piece family bathroom suite with separate shower cubicle, living room, contemporary fitted kitchen and an extended reception room providing both dining and living space.

Furthermore, this property sits within half a mile of a number of well regarded primary schools, a short distance to the local Gym and Sainsbury/ M&S hypermarket, and along with Quicks Road recreational grounds at the end of the road, we feel this property would make an idea family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		