

FOLKLANDS

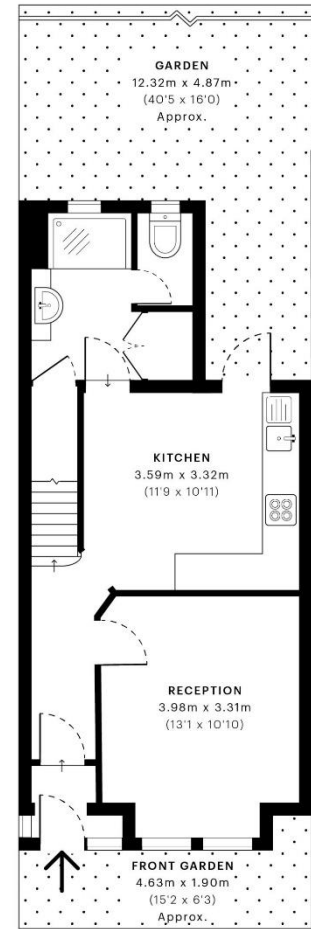


LABURNUM ROAD, SOUTH WIMBLEDON

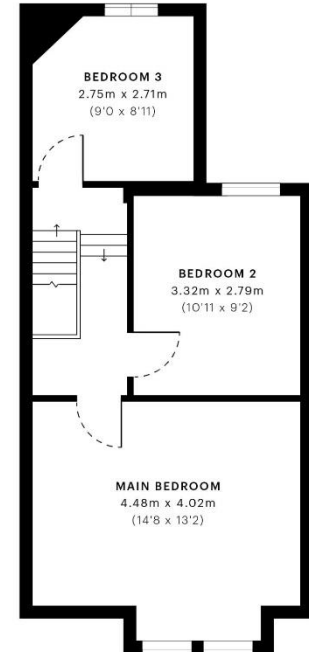
GUIDE PRICE £600,000







— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
81.10 sqm / 872.95 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
75.48 sqm / 812.46 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 80.13 sqm / 862.51 sqft
IPMS 3C RESIDENTIAL 76.37 sqm / 822.04 sqft

spec id: 618d2ec1b2715b0dd40a7658



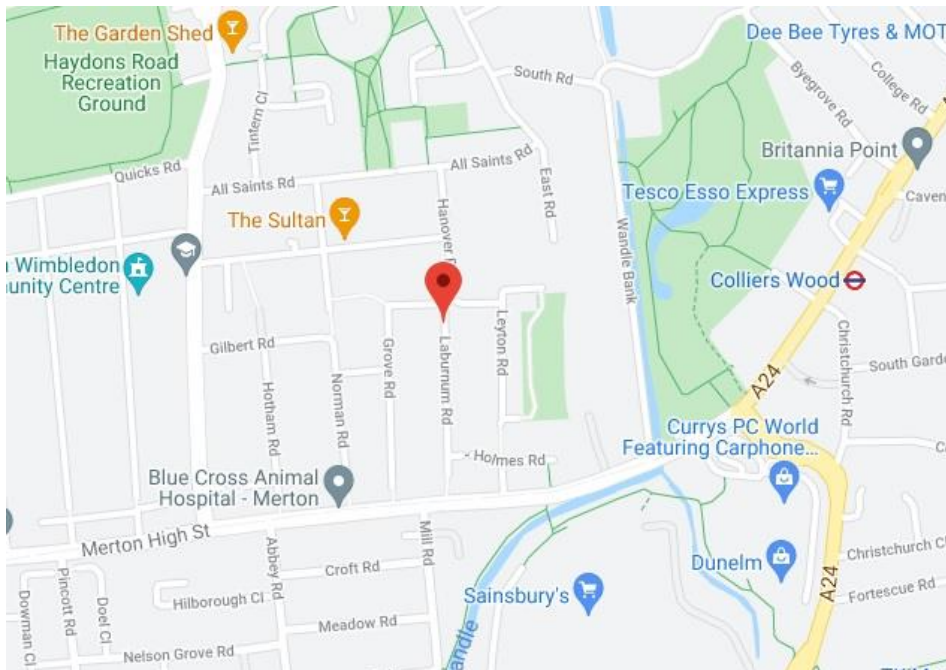
- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ REQUIRES RENOVATION
- ❖ QUIET RESIDENTIAL CUL-DE-SAC
- ❖ 0.3 MILES FROM THE NORTHERN LINE TUBE
- ❖ ONE MILE FROM WIMBLEDON MAINLINE STATION
- ❖ SCOPE TO LOFT EXTEND (STPP)
- ❖ WEST FACING REAR GARDEN
- ❖ FULLY DOUBLE GLAZED
- ❖ EXCELLENT LOCAL PRIMARY SCHOOLS
- ❖ EPC EER E

**** Refurbishment Required ** Chain Free **** A three-bedroom period terrace house situated within this highly desirable residential cul-de-sac, conveniently located only 0.3 miles from Colliers Wood Tube station and approximately one mile from Wimbledon Mainline train station.

This bright & airy home will make the perfect blank canvass for a purchaser wishing to add their own mark to a property. The house is fully double glazed, it boasts a West facing rear garden, and offers ample scope to loft extend and/or develop the ground floor to the rear (stpp).

The accommodation comprises a porch entrance, a separate bay-fronted living room, a spacious kitchen/ dining room, a down-stairs shower room with walk-in cubicle, a separate WC, a large full-width master bedroom with bay-window, and two further bedrooms.

Furthermore, this property sits moments away from a wide variety of shops, cafes & supermarkets (Including the Sainsbury's & M&S Superstore), and is nearby the open green spaces of Wandle park, All Saints recreation ground & Haydon's Road recreation ground. For young families the property enjoys being close-by to several well-regarded primary schools.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		