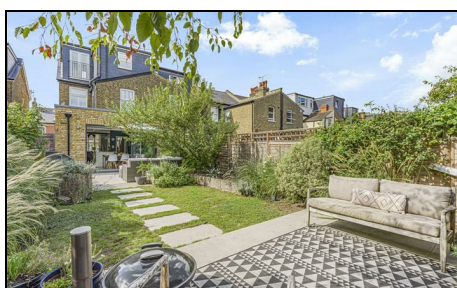


Amity Grove West Wimbledon, SW20 0LJ

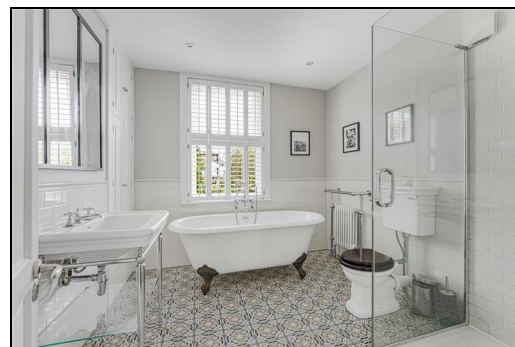
£1,500,000 Freehold



This attractive, brick-fronted 1,693 sq ft Victorian semi-detached house offers four bedrooms, two bathrooms, off-street parking, a stunning extended kitchen/dining room and a beautiful rear garden with summer house, patio area and side access. Superbly located moments from Raynes Park Station, the High Street and a selection of well-regarded state and private schools.

The ground floor features a charming and spacious through lounge with plantation shutters and an ornate fireplace, leading through to an exceptional kitchen/dining room with quartz worktops, integrated appliances, a central island/breakfast bar and sliding doors opening onto the garden. There is also a separate utility room, useful downstairs WC and additional hallway storage.

On the first floor are two well-proportioned bedrooms, with built-in wardrobes to the front bedroom, alongside a gorgeous four-piece family bathroom featuring a roll-top bath and separate shower. The converted top floor provides two additional bedrooms, both with air conditioning, with the front bedroom benefiting from an en-suite shower room.



- Four Bedroom - Two Bathroom - Victorian Semi Detached House - 1,693 sqft
- Attractive Brick fronted Facade - Off Street Parking - Side Access
- Stunning Extended Kitchen/Dining Room - Utility Room and Downstairs W.C
- Beautiful Rear Garden with Patio and Summer House
- Moments From Raynes Park Station and Shops
- Close Proximity to Well Regarded State and Private Schools
- Gorgeous Four Piece Family Bathroom
- Spacious Through Lounge with Plantation Shutters and Ornate Fireplace
- EPC - D
- Council Tax Band - F

Energy Efficiency Rating	
	Current
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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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