



Tolverne Road, West Wimbledon, London, SW20 8RA

£1,075,000 Freehold



## Introducing Tolverne Road...

This superb three double bedroom period house offers flexible accommodation arranged over three floors.

The open plan living accommodation and kitchen give a great sense of space and light and leads through to a pretty south westerly aspect rear garden. There is also a ground floor guest cloakroom and utility room.

On the first floor are two double bedrooms and the family bathroom. On the top floor is the master bedroom and en-suite bathroom.

The property benefits from high ceilings and some fine original features.

Early viewing recommended!





## Welcome to London...

Tolverne Road is situated in the much sought after Lambton Conservation Area and is well placed for access into Raynes Park with its commuter station, selection of useful shops, businesses and the Raynes Park Health Centre.

The area is also well regarded for its sporting and recreational facilities, as well as for its choice of schools in both the state and private sectors.

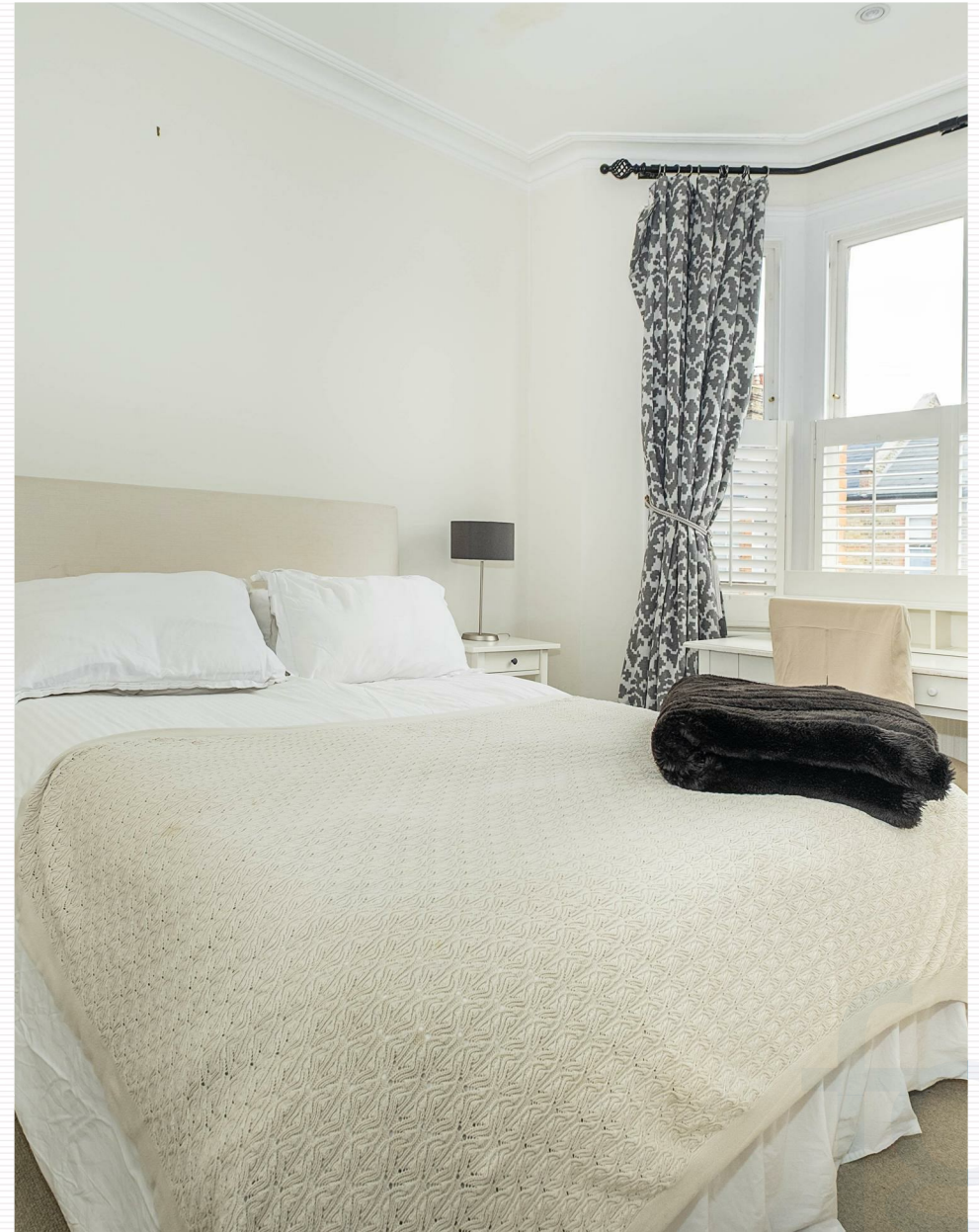
The green spaces of Wimbledon Common, Holland Gardens and Cottenham Park are within easy reach.

- **Three Double Bedrooms**
- **Two Bathrooms**
- **Spacious Through Reception Room**
- **Superb Kitchen/Family Area**
- **Utility Room**
- **Pretty South Westerly Aspect Garden**
- **Original Features**
- **Guest Cloakroom**
- **Sought-After Conservation Area**
- **Early Viewing Advised**

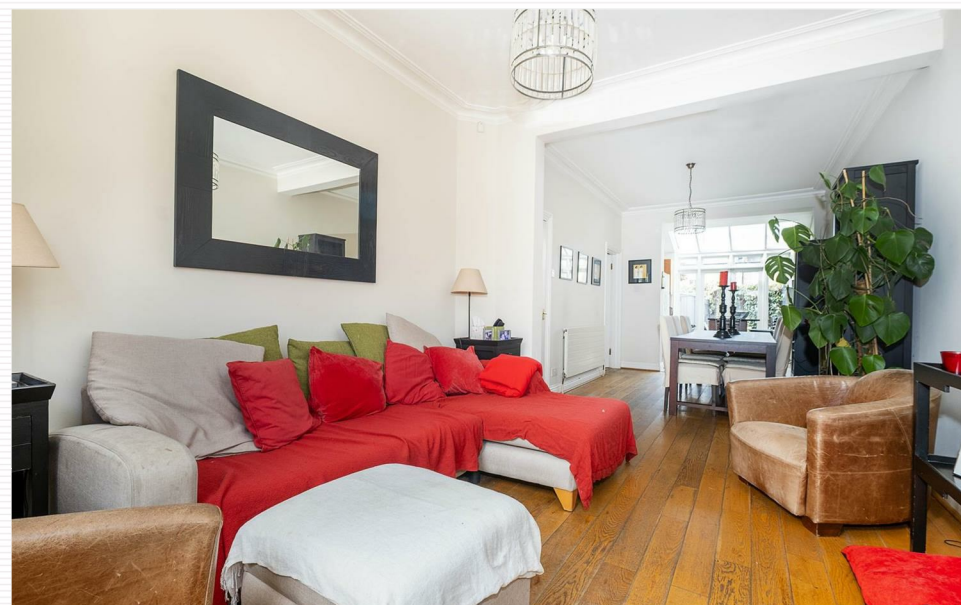
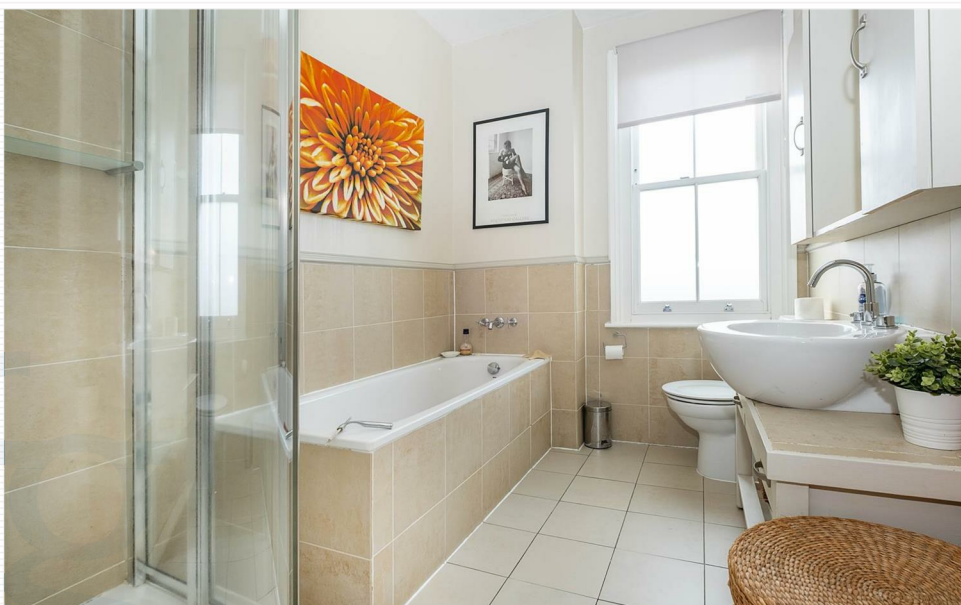




## Tolverne Road









## TOLVERNE ROAD

Approximate Gross Internal Area (excluding reduced headroom & eaves)

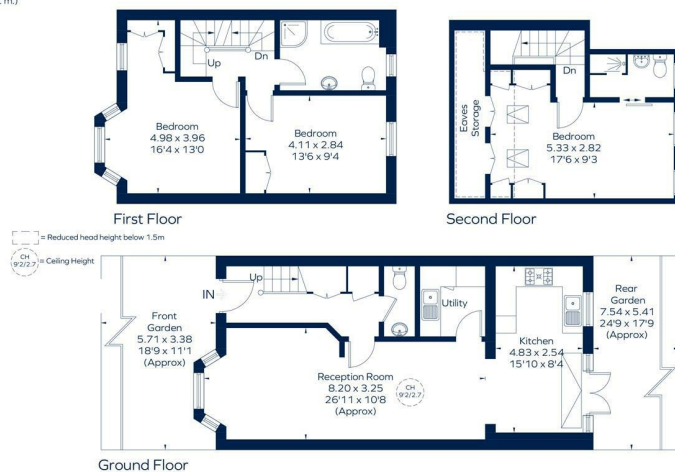
Ground floor = 574 sq. ft. (53.3 sq. m.)

First floor = 422 sq. ft. (39.2 sq. m.)

Second floor = 236 sq. ft. (21.9 sq. m.)

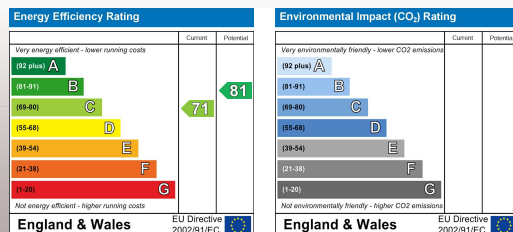
Reduced Headroom / Eaves Storage = 82 sq. ft. (7.6 sq. m.)

Total = 1314 sq. ft. (122 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. ID 1237334

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