



Caxton Road, Wimbledon

**£695,000**

### **Summary**

This is a beautifully presented Victorian, end of terrace property with excellent living space and a wonderful private, 70' south-facing garden.

Located conveniently a few minutes walk from Haydons Road station with trains to Central London and within easy walking to Wimbledon town centre.

This property is superbly presented with a welcoming feel as soon as you step inside. The spacious reception and dining areas flow through to the fitted, modern kitchen/breakfast room that opens to the terrace and mature garden.

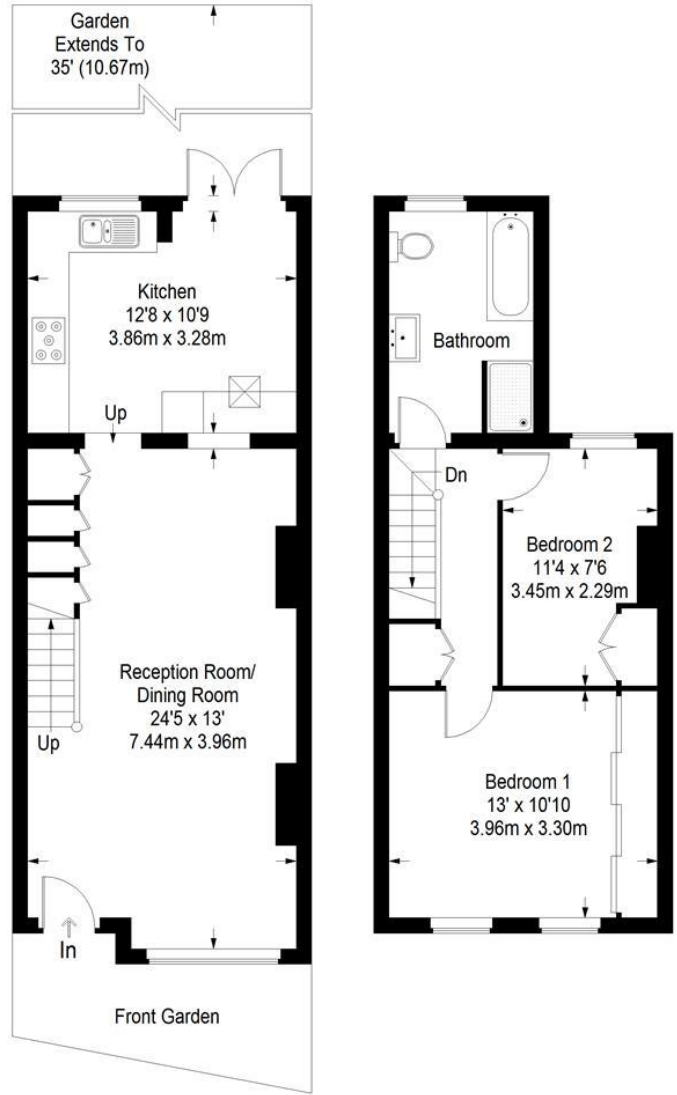
Upstairs, there are two good-sized bedrooms both with beautifully designed storage and a top-spec generously sized bathroom with under floor heating, walk in shower and separate bath.

This exceptional property is in superb condition, located on a quiet yet popular residential road, has potential to extend into loft (subject to relevant permissions), has excellent storage throughout and within easy reach of open green spaces, shops including Waitrose and M&S, social facilities, schools and transport.

If you would like to view, please contact Brinkley's Estate Agents Wimbledon Hill branch on 0208 944 2918. Sole Agents



# Caxton Road



**Ground Floor = 461 sq ft**

**First Floor = 376 sq ft**

Approximate Gross Internal Area  
 GROUND FLOOR = 461 sq ft / 42.83 sq m  
 FIRST FLOOR = 376 sq ft / 34.93 sq m  
 Total = 837 sq ft / 77.76 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. (ID357409)



