

Hawes & Co



Holland Avenue, London

£1,645,000 *Freehold*

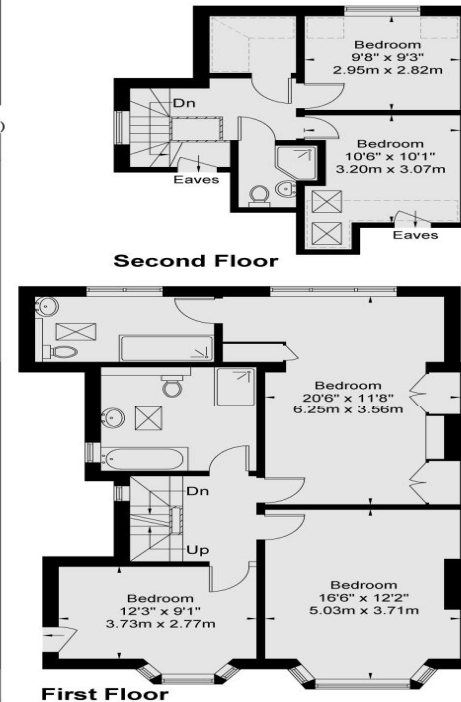
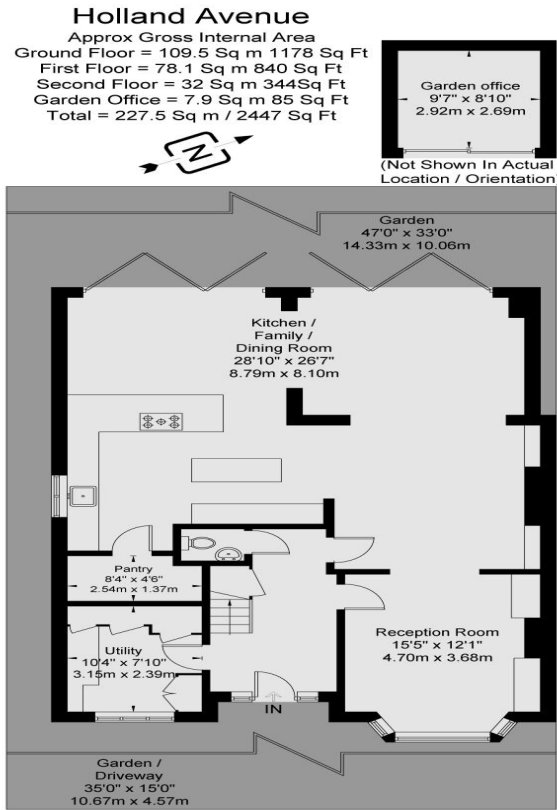
- A spacious and extended Semi Detached House
- Five bedrooms
- Three bathrooms (Shower Room)
- Master suite with bathroom
- Utility room
- Sep WC
- Large extended open plan kitchen/diner/family room
- Home office to the rear of the garden
- Large patio area
- Landscaped garden.
- Off street parking
- Cul de sac location
- EPC: C



A stunning and spacious extended five bedroom double fronted home, beautifully appointed throughout to a high specification. The property offers living room, fabulous open plan entertaining spaces in the form of a large extended open plan kitchen/diner/family room with, doors leading onto an attractive landscaped rear garden. Upstairs there are five bedrooms, three bathrooms including main bedroom with bathroom suite.

Holland Ave is a popular desirable road in West Wimbledon which offers access to Raynes Park mainline station, bus routes towards Wimbledon and Kingston, and the A3 bypass. The house is in an ideal location for families, particularly as the Wimbledon area is renowned for its excellent schooling in both the public and private sector.





Viewmedia @ 2024

Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct. Registered Company No 08704006. Hawes & Co Ltd trading as Hawes & Co. Hawes & Co. Limited, 2nd Floor, Gateway 2, Holgate Park Drive, York, YO26 4GB.

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.

The ancillary service provider may be an associated company of Hawes & Co

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS: Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a nominal charge of £36 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again - this is perfectly normal but each is an independent check.

Hawes & Co Wimbledon Village
 020 8946 1000
 wimbledonc@hawesandco.co.uk

6 High Street
 Wimbledon Village, London, SW19 5DX

