



## WORPLE ROAD, SW19

£1,295,000

This modern semi-detached town house offers six bedroom, four bathroom living accommodation, set over four floors located within a short distance to Wimbledon Central and Raynes Park.

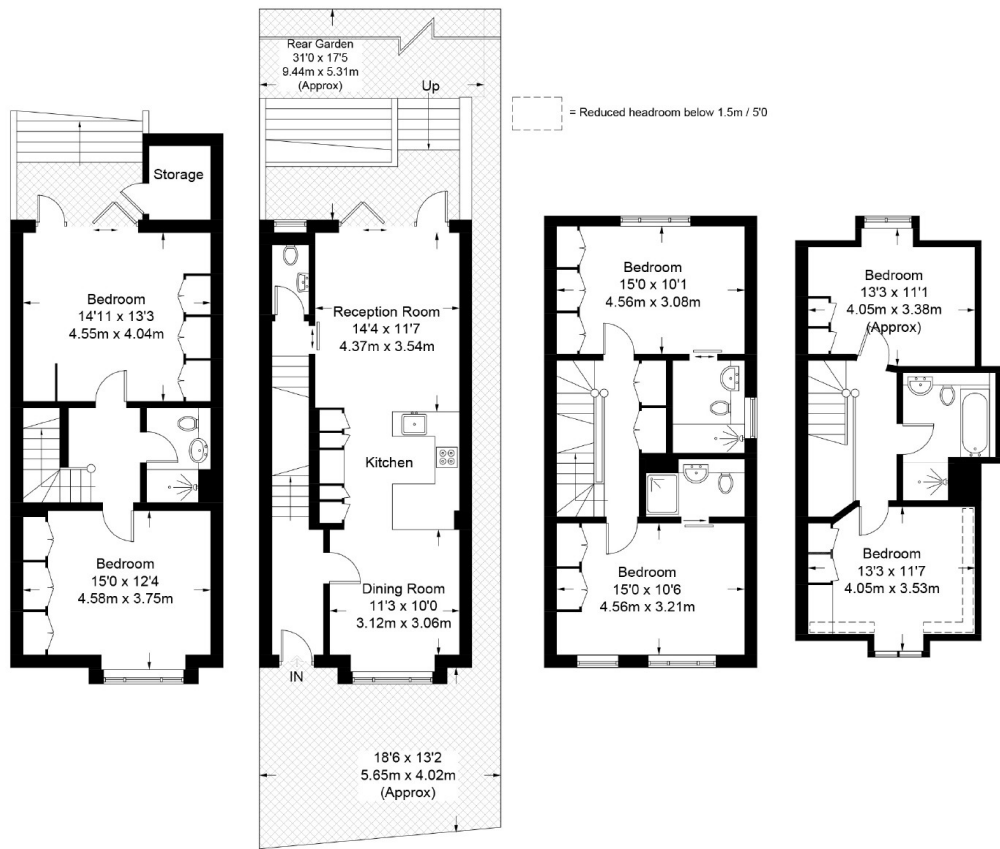
Semi-detached  
Modern family home  
Six bedrooms

Four bathrooms  
South facing garden  
Energy rating: b

# STEP INSIDE WORPLE ROAD

## Worple Road

Approximate Gross Internal Area = 1947 sq ft / 180.9 sq m  
 Reduced Headroom = 15 sq ft / 1.4 sq m  
 Total = 1962 sq ft / 182.3 sq m (Excluding Storage)



Basement = 513 sq ft / 47.7 sq m    Ground Floor = 517 sq ft / 48 sq m    First Floor = 509 sq ft / 47.3 sq m    Second Floor = 423 sq ft / 39.3 sq m (Including Reduced Headroom)

Not to scale, for guidance only and must not be relied upon as a statement of fact.  
 All measurements and areas are approximate only and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice.

Wimbledon  
 020 8879 6660

Energy Rating: B We aim to make our particulars both accurate and reliable. However, they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order

MARSH &  
 PARSONS