



## 52 Springfield Avenue

WIMBLEDON, SW20 9JX

**£3,350 PCM**

AP&Co are delighted to act as sole agents offering this attractive four double bedroom terraced house in a quiet residential street within easy reach of Wimbledon. The kitchen has been recently renovated with a Neff washer dryer, built in microwave and separate wall oven, dishwasher, wine fridge and stunning white granite work tops.

The breakfast bar overlooks the open plan dining room with feature fire place and sliding patio doors leading onto the South facing garden with storage shed and the wonderful addition of an out-house/games room. The spacious studio houses a pool table, bar and seating area, perfect for entertaining.

Along with the open plan kitchen diner, there is a separate lounge with beautiful wooden flooring and feature fireplace.

The first floor comprises of two double bedrooms with fitted wardrobes and feature fireplaces plus a third smaller bedroom and generous family bathroom.

The dual aspect master bedroom has ample fitted storage, new laminate flooring and benefits from en-suite bathroom with two sinks.

The property is managed by AP&Co and is offered part furnished.

Call now to arrange a viewing on 020 8879 7888.

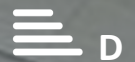
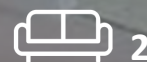
Available end April/early May 2024.

EPC Rating D

- Stunning open plan kitchen
- Garden studio room with pool table
- En-suite master bedroom to top floor
- Off-street parking for two cars
- Gas central heating and double glazing
- Well maintained garden with sunny aspect
- Spacious lounge with wooden flooring
- Excellent storage

### Viewing

Please contact our Andrew Purnell & Co Office on 0208 879 7888 if you wish to arrange a viewing appointment for this property or require further information.



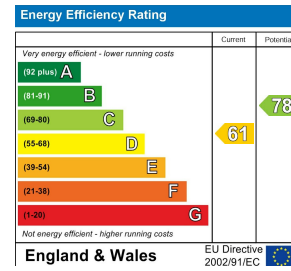
## Floor Plan



## Area Map



## Energy Efficiency Graph



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