



43 Lucien Road, London, SW19 8EL
Guide price £950,000

 3  2  2  B

NO CHAIN.

Tucked away on a peaceful residential street in Wimbledon Park, this newly built three-bedroom home offers a low-maintenance lifestyle in a location families truly value. Whether you're taking your first step onto the property ladder or looking to settle somewhere with great schools and green space, this could be the one.

This well-designed home offers 93 sq m (just over 1,000 sq ft) of internal space, with a thoughtful layout that feels calm, practical and easy to live in. The ground floor includes a separate front reception — ideal for winding down at the end of the day — and a kitchen/dining space at the rear, finished with oak flooring and wooden worktops for a warm, natural feel. Sliding doors lead to a private garden with side access — perfect for muddy boots, bikes, or family barbecues — and there's a downstairs WC for added convenience.

Upstairs, you'll find two comfortable double bedrooms and two bathrooms, plus a converted loft room that works well as a nursery, home office or guest space. Storage has been well considered throughout, and the home also benefits from off-street parking on a private driveway.

Eco-conscious buyers will appreciate the solar panels, triple-glazed windows, and high-performance insulation throughout — helping to keep running costs low and comfort levels high. The home achieves a strong Energy Performance Rating of B and is offered chain free.

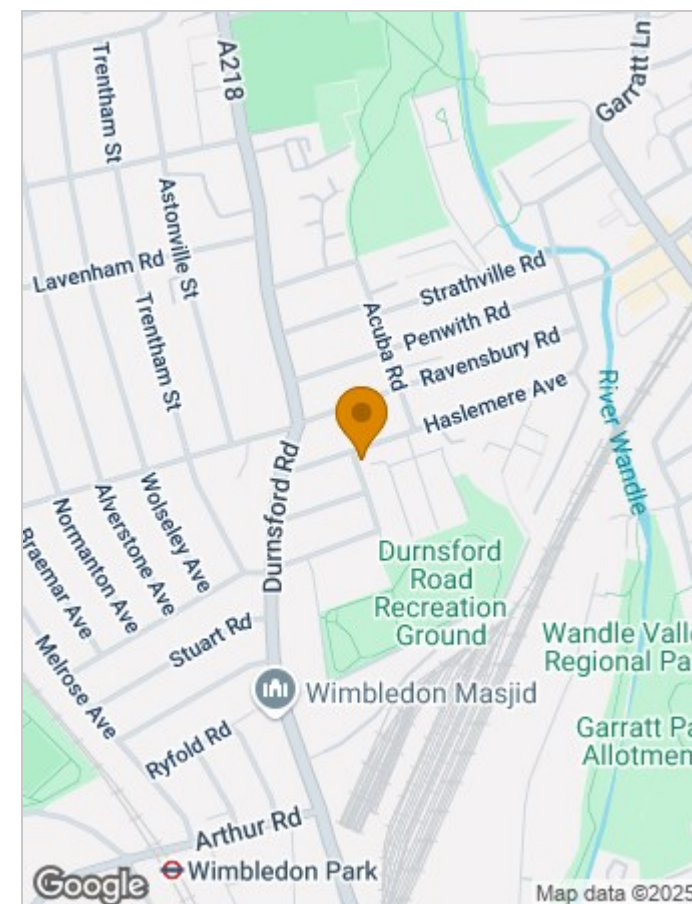
Lucien Road is a quiet, community-friendly street just 600 metres from





Wimbledon Park Underground (District Line), and a short stroll to the cafés, bakeries and shops on Arthur Road. Earlsfield station is also within easy reach, making central London accessible in under 20 minutes.

For families, the location is a big draw — you're in catchment for Wimbledon Park Primary School (Ofsted 'Outstanding'), and moments from the open green spaces of Wimbledon Park. Wimbledon Common, Wimbledon Village, and the All England Club are all nearby for weekend adventures.



| Energy Efficiency Rating | | |
|---|-------------------------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-------------------------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

Viewing

Please contact our Mark Coysh Office on 01372 303703 if you wish to arrange a viewing appointment for this property or require further information.

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