



Melrose Avenue, Wimbledon Park
£995,000

Summary

About the property: Brinkley's Estate Agents are delighted to offer this well presented, family home, situated within a premier road in Wimbledon Park. Ground floor accommodation comprises a front reception room, fully fitted kitchen, downstairs bathroom, rear dining room and conservatory extensions, leading to a south-west facing garden. First floor accommodation offers three spacious double bedrooms, a fourth comfortable, single room and bathroom. The property offers further potential to extend into the loft and side return (STPP).

Location: This family home is a short walk from Wimbledon Park Tube Station, within the close proximity for Wimbledon Park primary school (outstanding Ofsted), close to Wimbledon Park/Lake and many leisure and sporting facilities.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.



Melrose Avenue



Ground Floor = 814 sq ft

First Floor = 665 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 814 sq ft / 75.62 sq m
 FIRST FLOOR = 665 sq ft / 61.78 sq m
 SHED = 80 sq ft / 7.43 sq m
 Total = 1559 sq ft / 144.83 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)

