



Merton Road, Southfields
£1,050,000

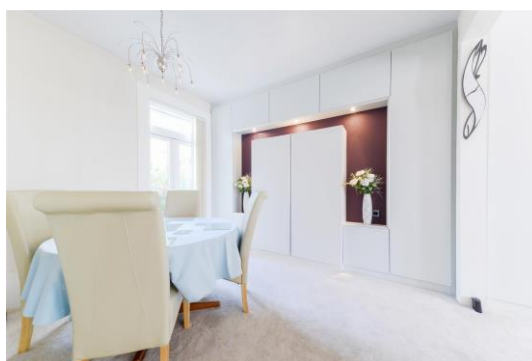
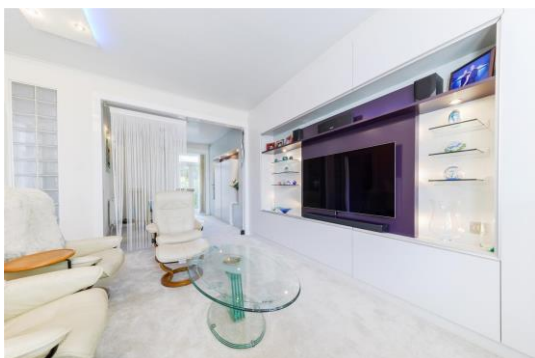
Summary

About the property: Brinkley's Estate Agents are delighted to offer this modern, well presented, semi-detached period home to the market. The ground floor features a spacious lounge/dining area with fitted display units and lots of storage, modern fully fitted kitchen, separate W.C./ utility room, and conservatory extension which directly accesses the stunning westerly facing rear garden. The garden is split over a different levels, offers an ideal entertaining area, water feature, air conditioned office and workshop to the rear. The first floor offers three double bedrooms, one with an en-suite bathroom with dual air-spa whirlpool bath and a separate W.C.

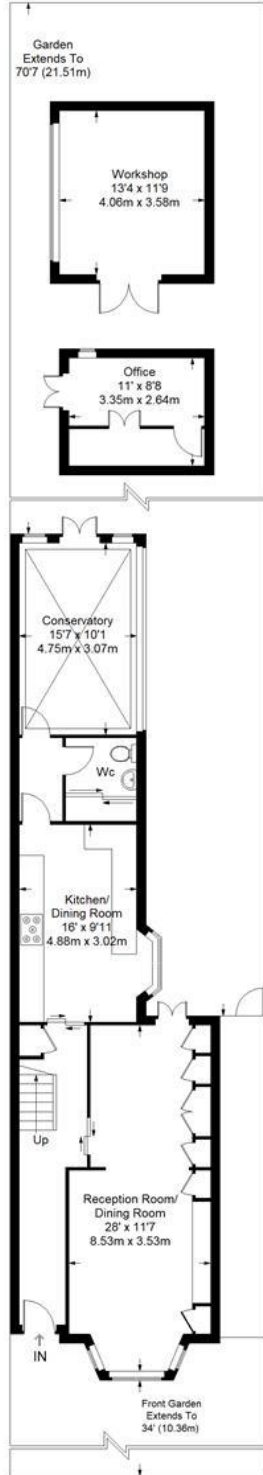
The top floor comprises a double bedroom with eaves storage. Further benefits include no onward chain, secure enclosed side passage, off street parking for multiple cars, westerly facing garden & potential to extend to the rear, loft and side (STTP).

Location: Located within close proximity to Earlsfield mainline station, Southfields Station and its attractive cafes, shops and restaurants. Easy access to Wimbledon Park/Lake, King Georges Park and Wimbledon Common. You have the sought after Wimbledon Park Primary School (outstanding Ofsted) within close proximity.

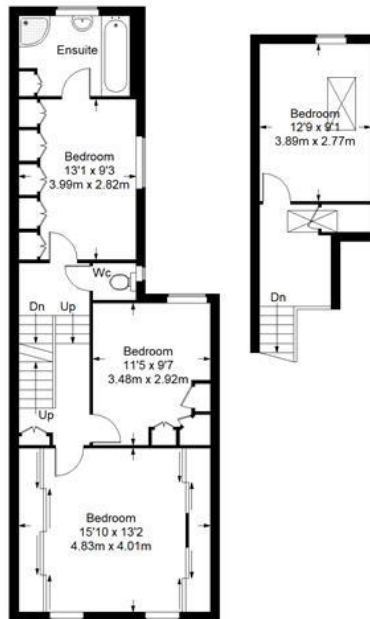
How to view: Please contact our Wimbledon Hill office on 0208 944 2918, Wimbledon Park office on 0208 879 3718 or our Putney office on 0208 785 3652 for more information or to book a viewing. We are open from 8:30am - 7pm Monday to Friday and 9am - 6pm on weekends. Sole Agents.



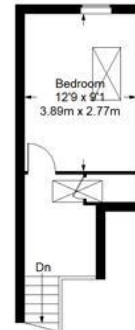
Merton Road



Ground Floor = 784 sq ft



First Floor = 608 sq ft



Second Floor = 183 sq ft

Approximate Gross Internal Area
 GROUND FLOOR = 784 sq ft / 72.83 sq m
 FIRST FLOOR = 608 sq ft / 56.48 sq m
 SECOND FLOOR = 183 sq ft / 17.0 sq m
 OFFICE = 99 sq ft / 9.10 sq m
 WORKSHOP = 158 sq ft / 14.69 sq m
 Total = 1831 sq ft / 170.09 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. (10357409)

