



Melrose Avenue, SW16

Offers over £650,000

Welcome to this charming four-bedroom house located on the sought-after Scott's Estate in Melrose Avenue SW16. This property boasts a spacious reception room, perfect for entertaining guests or relaxing with family. With four bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

The house features three bathrooms, offering convenience and comfort for all residents. The extended kitchen provides a modern and functional space for cooking and dining. Additionally, the south-east facing garden is a delightful area to enjoy outdoor activities, gardening, or simply basking in the sunshine.

Situated in a prime location with no onward chain, this property offers a fantastic opportunity to own a home in one of Norbury's most desirable neighbourhoods. Contact us today to arrange a viewing and experience the charm of this lovely home on Melrose Avenue.

Melrose Avenue

Entrance Hall 17'4" x 6'1" (5.3 x 1.86)



Kitchen 17'7" max x 19'4" max (5.36 max x 5.9 max)



Lounge 16'0" x 12'7" (4.90 x 3.85)



Kitchen



Dining room 14'0" x 11'9" (4.27 x 3.59)



Downstairs Shower



Melrose Avenue

Landing



Bedroom 3 9'3" x 6'1" (2.83 x 1.87)



Bedroom 1 16'4" x 12'8" (5 x 3.88)



Bathroom 8'8" x 6'1" (2.66 x 1.87)



Bedroom 2 13'11" x 12'8" (4.26 x 3.88)



Bedroom 4 17'6" x 12'7" (5.34 x 3.85)



Melrose Avenue

En-suite 7'3" x 4'9" (2.23 x 1.47)



Garden

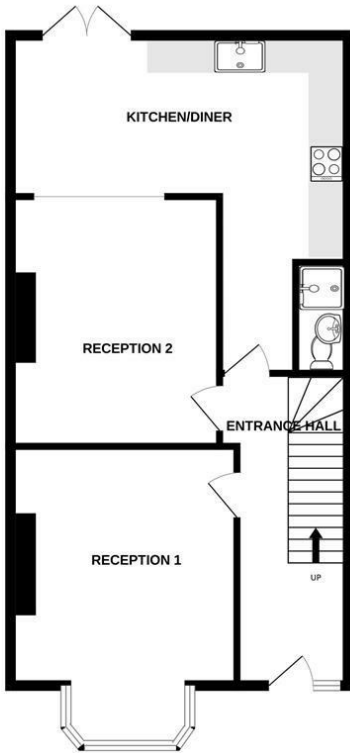


South east facing

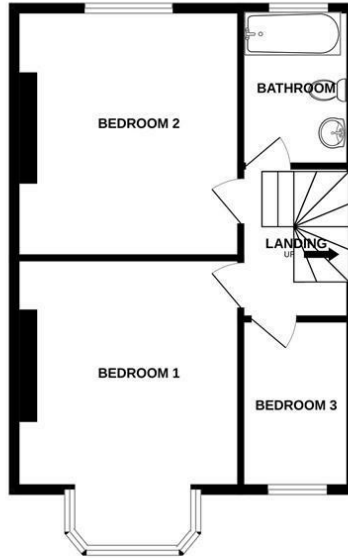
Buyers Guide



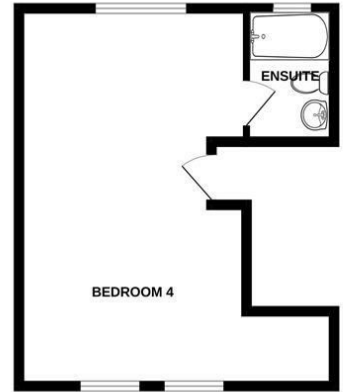
GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1529 sq.ft. (142.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

