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# Tybenham Road
# Merton Park, SW19 3LB

## £850,000 Freehold

**Offered to the market with no onward chain, a three bedroom End of Terrace family home enviably located in the heart of the desirable 'Merton Park' area of Wimbledon.**

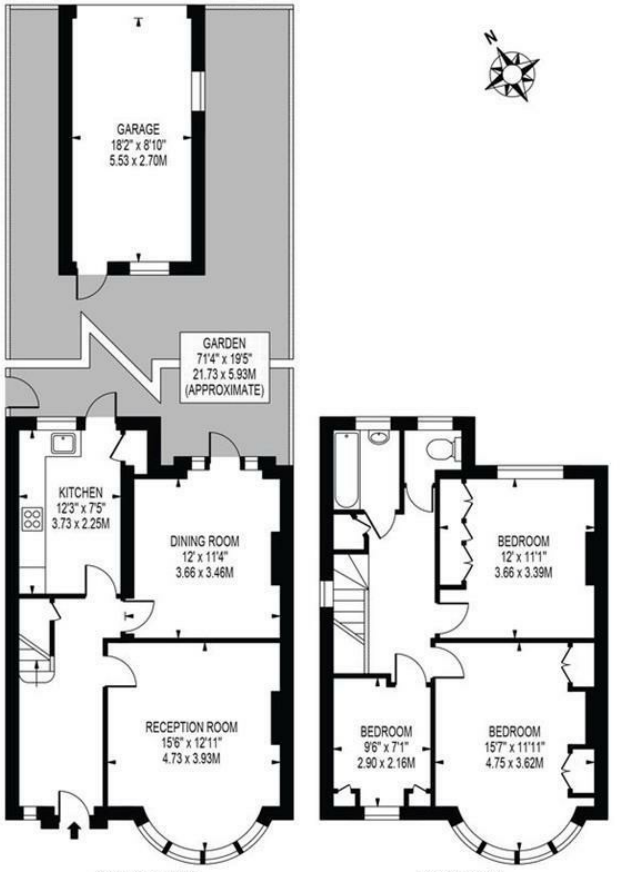
**In need of modernisation, the ground floor comprises two spacious receptions and a separate kitchen which opens out onto a superb 71ft garden with a significant garage at the rear. There is also resident parking on the road. Upstairs includes two well-appointed double bedrooms, a third single bedroom and both a bathroom and separate W/C.**

**Benefiting from the traditional 'John Innes' meandering front garden path and both a biodiverse front and rear garden, this is a property with heritage for the nature lover and horticulturalist.**

**Positioned on a quiet residential road in the sought after area of Merton Park, close to Outstanding Primary Schools and within close proximity to multiple transport links including the Northern Line Tube, Thameslink and Railway Stations.**

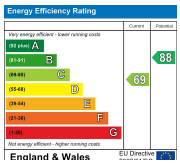
# TYBENHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: **1056 SQ FT - 98.14 SQ M**
(EXCLUDING GARAGE)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: **161 SQ FT - 14.93 SQ M**




FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.




- End of Terrace Family Home
- Three Bedrooms
- Garage
- Large 70ft Garden
- Desirable Merton Park Location
- Close to Outstanding Primary Schools & Transport Links
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E

**For Free Mortgage Quote and Best Mortgage Rates, call an Ellisons Mortgage Advisor on 020 8944 9494**

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

30 YEARS 1989–2019