

Tybenham Road Merton Park, SW19 3LB

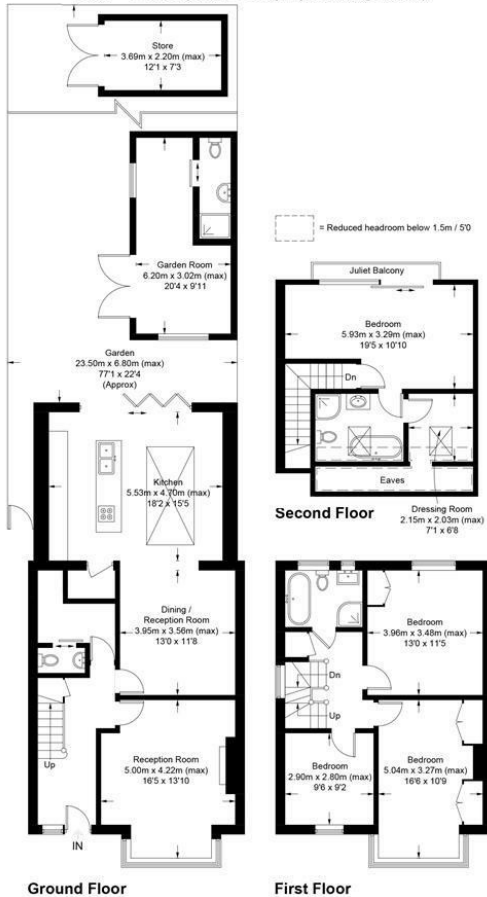
£1,300,000 Freehold



A beautifully presented, four bedroom, two bathroom, semi-detached family home located on this sought after road in Merton Park close to the highly regarded Merton Park Primary School. This wonderful property has a spacious hallway, a large front living room, useful utility/w/c and a stunning open-plan kitchen/living area with bi-fold doors. These open onto a great sized garden with a fantastic log cabin at the rear perfect for working from home. Upstairs are three good double bedrooms, a modern bathroom and a master with a dressing area and large en-suite in the converted loft. In addition to no onward chain there is also the benefit of off-street parking for two cars.

Tybenham Road, SW19

Approximate Gross Internal Area = 172.9 sq m / 1861 sq ft
 Garden Room / Store = 26.7 sq m / 287 sq ft
 Total = 199.6 sq m / 2148 sq ft (Including Eaves)



This floor plan is for representation purposes only and is not drawn to scale.
 The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Semi-Detached Family home
- Beautifully Presented
- Four Bedrooms
- Two Bathrooms & Two Receptions
- No Onward Chain
- Large Log Cabin
- Close to Merton Park Primary School
- Sought After Area
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 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	

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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.

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