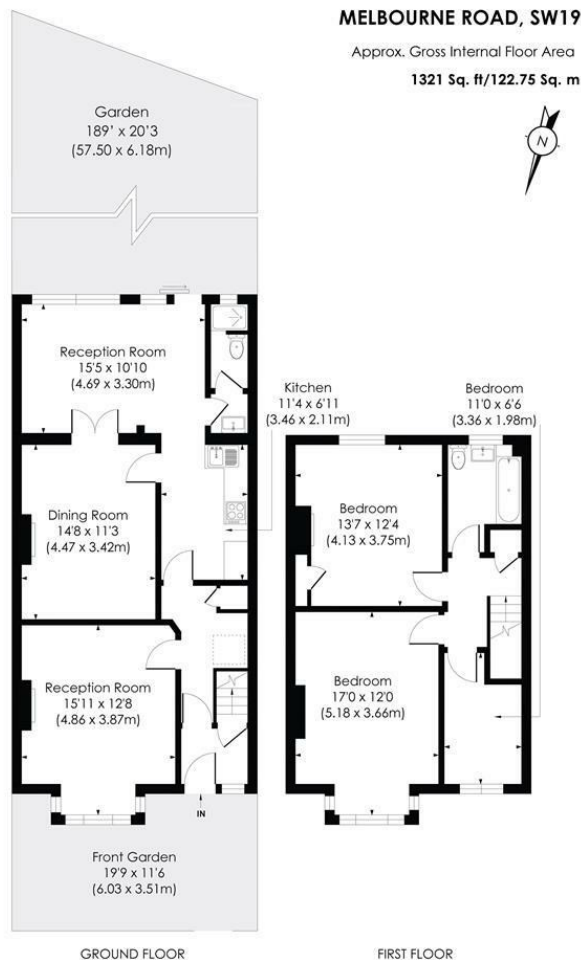


**Melbourne Road
Old Merton Park, SW19 3BB**

Offers In Excess Of £900,000 Freehold



A fantastic opportunity to purchase this three bedroom, three reception rooms, Edwardian property in need of modernisation, with a South facing garden of 189 ft in length. Located in the ever popular "Old Merton Park" Area of Wimbledon, hugely popular with families for its quiet roads, highly sought-after local schools and being only moments from The Broadway, Mainline and Underground stations and South Wimbledon Tube. Offered to the market with amazing extension potential (STPP) and the added benefit of no onward chain, an early viewing is highly recommended to avoid disappointment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

- Old Merton Park Location
- Period House
- Three Bedrooms
- Three Reception Rooms
- Two Bathrooms
- South Facing Garden 189 ft in Length
- Excellent Extension Potential (STPP)
- No Onward Chain
- Freehold
- Council Tax Band E - EPC Rating D

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



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

