

Tybenham Road Merton Park, SW19 3LB

£975,000 Freehold



A well presented, four bedroom, two bathroom family home with off-street parking for two cars and a fantastic garden located moments from Merton Park Primary School on this desirable road. On the ground floor is a spacious front reception room with doors leading to a well appointed dining room and morning room. There is a separate kitchen with door out to the garden and large garage at the rear. Upstairs are two double bedrooms, a large single/study and a master with shower room in the converted loft. Offered with no onward chain.

Tybenham Road, SW19

Approximate Gross Internal Area = 162.8 sq m / 1752 sq ft
(Including Eaves)

Garage = 30.6 sq m / 329 sq ft
Total = 193.4 sq m / 2081 sq ft



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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- Four Bedroom Family Home
- Two Receptions
- Close to Merton Park Primary School
- Off-Street Parking for Two Cars
- Garage at Rear
- Large Garden
- Excellent Transport Links - Tube/Tram/Rail
- No Onward Chain
- Current EPC Rating - D



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	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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