Ellisons

Wimbledon
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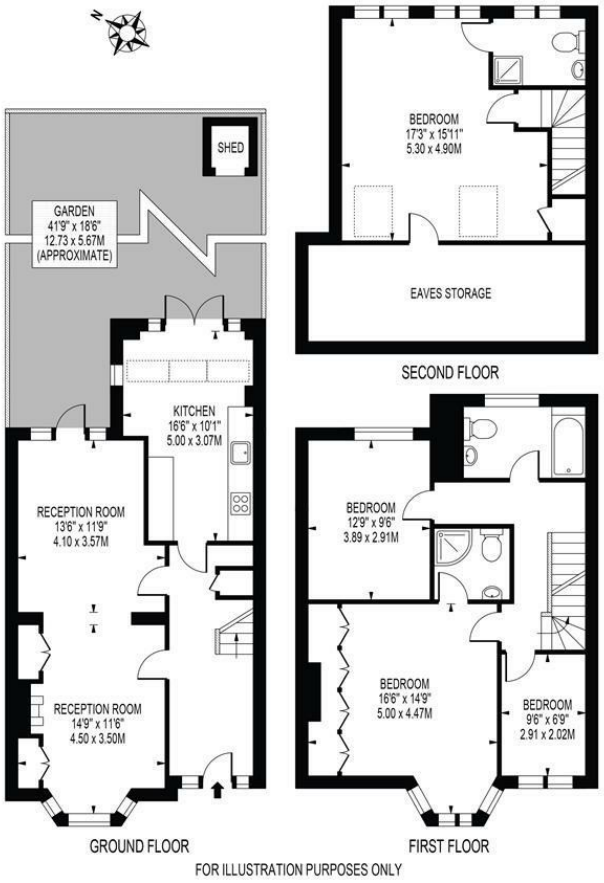
Branksome Road
Old Merton Park, SW19 3AW

£1,295,000 Freehold

A larger than average Edwardian terraced four bedroom, three bathroom family home offered to the market with no onward chain and enviably located in the highly sought-after "Australia's" area of Wimbledon, with fantastic commuter routes, wide open spaces of Merton Park and Wimbledon Town Centre on its doorstep. Beautifully presented throughout, the house encompasses a double length reception with wooden flooring and feature fireplace, with a separate kitchen and french doors leading out a pretty landscaped garden. Boasting three bedrooms (one including en-suite) plus a modern family bathroom on the first floor, the large principal bedroom plus en-suite is found in the loft extension boasting copious eaves storage. There is further potential to extend on the ground floor (subject to planning permission). Properties of this size and finish are a rarity so viewings are recommended at the earliest convenience.

BRANKSOME ROAD

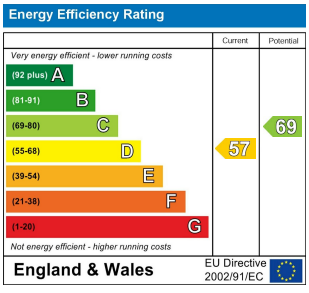
APPROXIMATE GROSS INTERNAL FLOOR AREA: **1757 SQ FT - 163 SQ M**
(INCLUDING EAVES STORAGE & EXCLUDING SHED)
APPROXIMATE GROSS INTERNAL FLOOR AREA OF EAVES STORAGE: **163 SQ FT - 15.18 SQ M**



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.

- Larger than Average Edwardian Family Home
- Beautifully Presented Throughout
- Four Bedrooms, Three Bathrooms
- Pretty Landscaped Garden
- Sought After Old Merton Park Location
- Further Potential to Extend (STPP)
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band F



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Celebrating 30 years of successful Sales and Lettings in Merton

30 YEARS 1989–2019