

Tybenham Road Merton Park, SW19 3LB

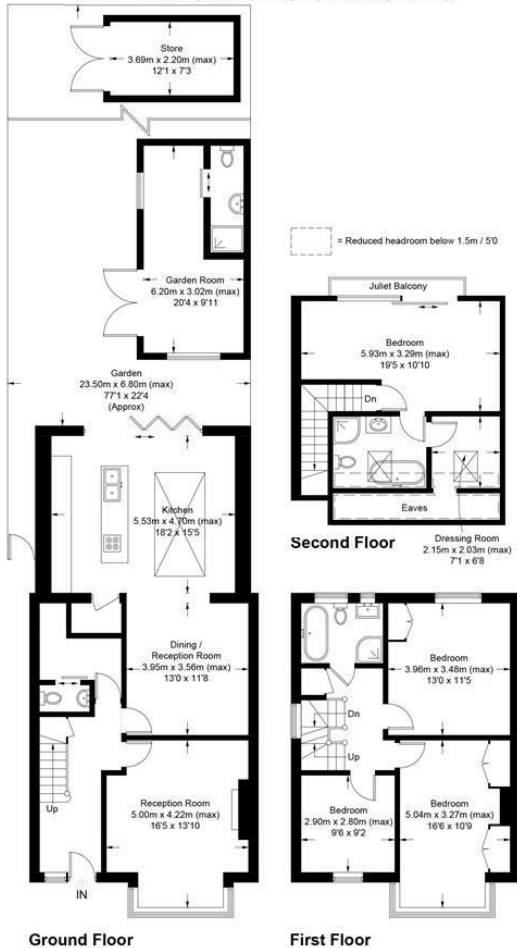
£1,300,000 Freehold



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

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	
70		83	

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