

Tybenham Road Merton Park, SW19 3LB

£975,000 Freehold

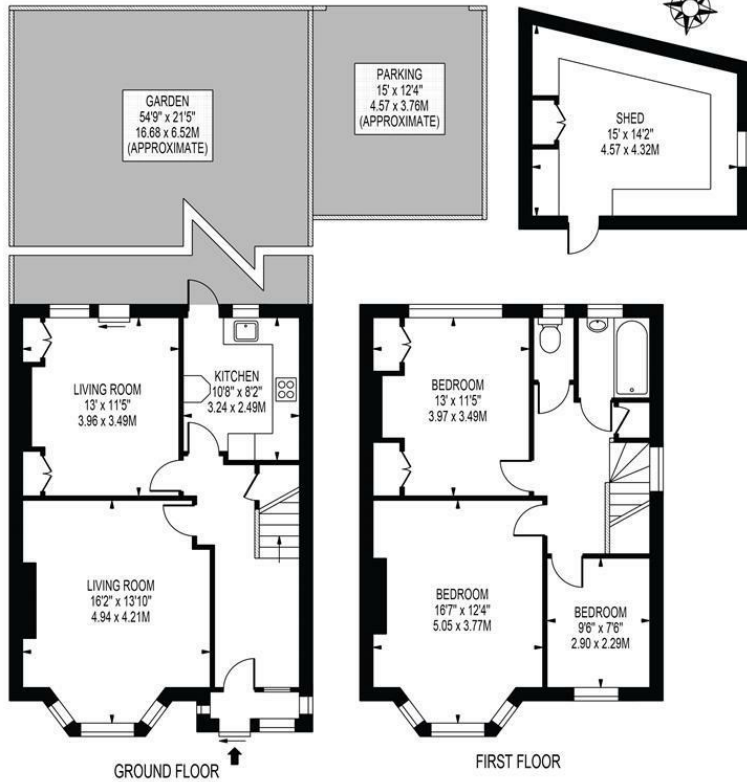


A well presented three bedroom semi-detached family home with off-street parking, a superb garden plus excellent extension potential (subject to planning permission), enviably located in the heart of Merton Park close to the highly regarded Merton Park Primary School. Boasting a spacious hallway, a large front living room with a separate reception and kitchen at the rear, with a pretty garden and separate office at the rear. Upstairs are two good double bedrooms, a single/study room and separate bathroom plus W/C. Offered to the market with no onward chain, there is also the benefit of off-street parking to the side of the property. Viewings highly recommended.

TYBENHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1157 SQ FT - 107.52 SQ M
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL AREA OF SHED: 189 SQ FT - 17.52 SQ M



- Semi-Detached Family Home
- Three Bedrooms
- Off-Street Parking
- Attractive 55ft Garden and Office
- Potential to Extend (STPP)
- Close to Merton Park Primary School
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band F

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	87
(81-91) B	
(69-80) C	66
(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	

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