

Oak Park Gardens Southfields, SW19 6AR

£1,000,000 Freehold



Offered to the market with no onward chain, a rarely available three bedroom, two bathroom semi-detached contemporary family home located within an exclusive modern development in Southfields, SW19.

Boasting nearly 1500 sq ft of living space, comprising a bright and airy open-plan kitchen/reception with doors opening out onto a low-maintenance south facing garden. Downstairs includes an additional W/C and cloakroom, whilst the garage has been converted to create a spacious utility and storage area. There is still the bonus of off-street parking in the development.

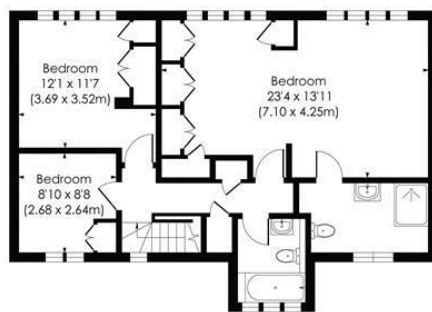
On the first floor resides an impressive principal double bedroom with ensuite and built-in storage, a second double bedroom and third 'single' bedroom plus a contemporary family bathroom, with additional storage in the loft.

Situated within a private cul-de-sac, a short walk to Southfields Underground Station and within easy access to both Putney and Wimbledon Village and their respective transport links. With the added bonus of being close to Outstanding Primary Schools plus the idyllic parks of Wimbledon Common and Putney Heath, this is a superb family home with viewings highly recommended.

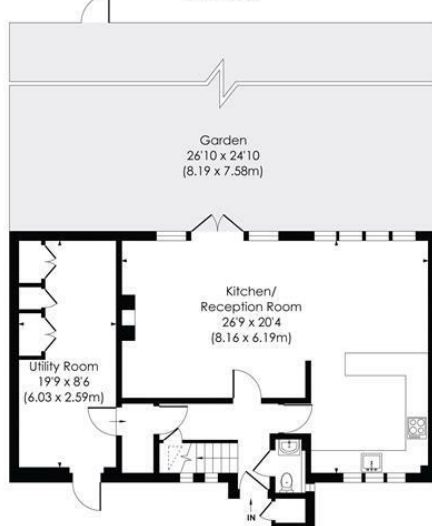
OAK PARK GARDENS, SW19

Approx. Gross Internal Floor Area

1491 Sq. ft/138.55 Sq. m



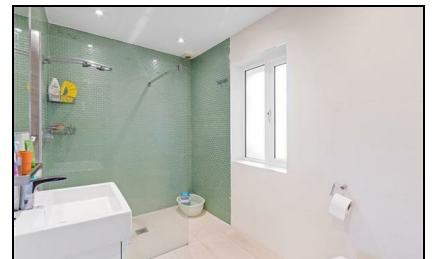
FIRST FLOOR



GROUND FLOOR

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Rarely Available Semi-Detached Family Home
- Three Bedrooms
- Two Bathrooms + W/C
- Sunny South Facing Garden
- Located within an Exclusive Development in Southfields
- Close to Outstanding Schools and Multiple Transport Links
- No Onward Chain
- Freehold
- EPC Rating - C
- Wandsworth Council Tax Band - G



Energy Efficiency Rating		Current	Potential
How energy efficient? Lower running costs			
A	92-100		
B	81-91		
C	69-80	70	78
D	55-68		
E	49-54		
F	39-48		
G	31-38		
How energy efficient? Higher running costs			
	1-30		
England & Wales		EU Directive	

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