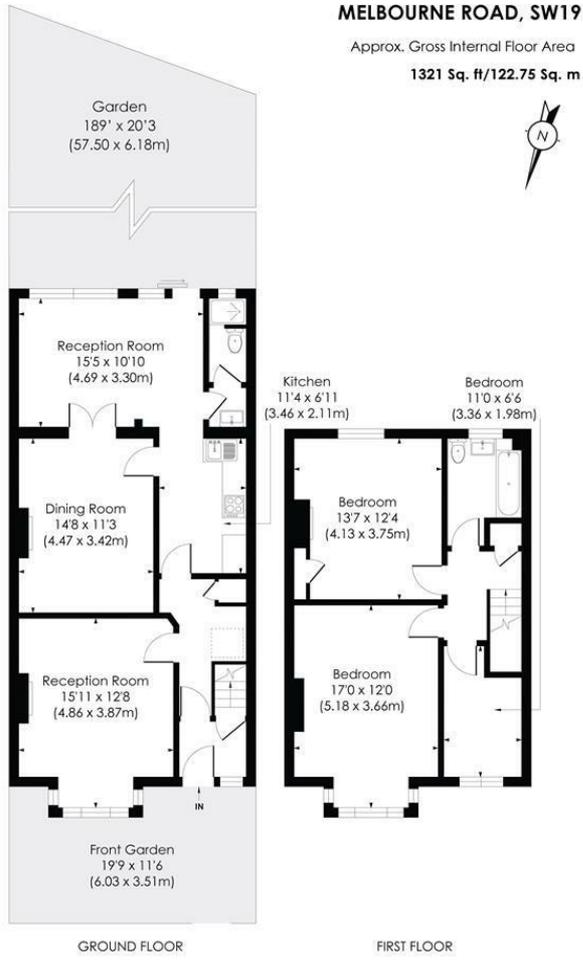


Melbourne Road Old Merton Park, SW19 3BB

Offers In Excess Of £900,000 Freehold



A fantastic opportunity to purchase this three bedroom, three reception rooms, Edwardian property in need of modernisation, with a South facing garden of 189 ft in length. Located in the ever popular "Old Merton Park" Area of Wimbledon, hugely popular with families for its quiet roads, highly sought-after local schools and being only moments from The Broadway, Mainline and Underground stations and South Wimbledon Tube. Offered to the market with amazing extension potential (STPP) and the added benefit of no onward chain, an early viewing is highly recommended to avoid disappointment.



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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.

- Old Merton Park Location
- Period House
- Three Bedrooms
- Three Reception Rooms
- Two Bathrooms
- South Facing Garden 189 ft in Length
- Excellent Extension Potential (STPP)
- No Onward Chain
- Freehold
- Council Tax Band E - EPC Rating D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(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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Celebrating 30 years of successful Sales and Lettings in Merton

