

**Melbourne Road
Old Merton Park, SW19 3BA**

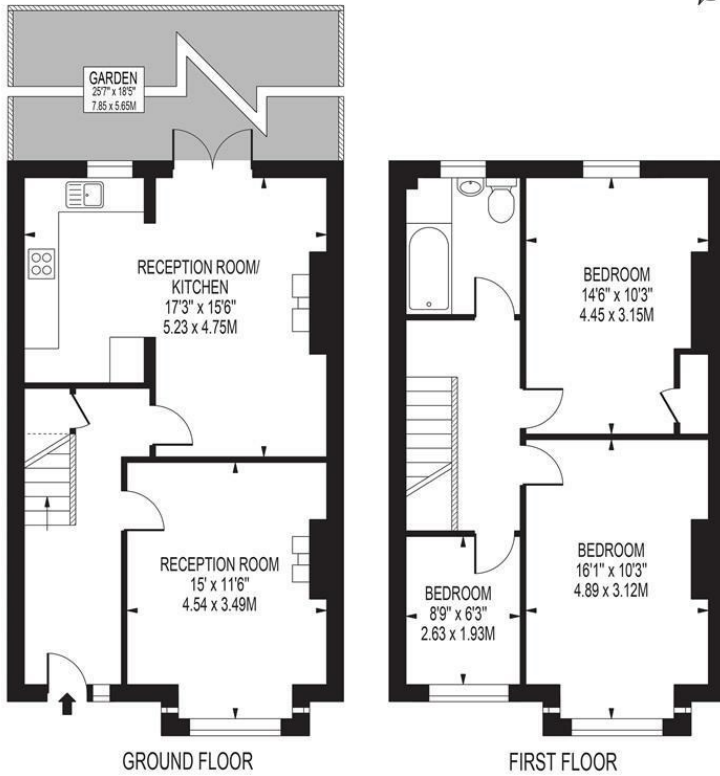
Offers In Excess Of £900,000 Freehold



A fantastic opportunity to purchase this three bedroom, two reception rooms, Edwardian property with superb scope for extension on the ground floor and in to the loft (STPP). 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 the added benefit of no onward chain, an early viewing is highly recommended to avoid disappointment.

MELBOURNE ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1041 SQ FT - 96.70 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.



- Old Merton Park
- Edwardian Terraced House
- Three Bedrooms
- Two Reception Rooms
- Open Plan Kitchen/Dining Room
- Superb Extension Potential (STPP)
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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