

## Cranleigh Road Merton Park, SW19 3LX

£1,150,000 Freehold



A well presented and rarely available three bedroom, two bathroom semi-detached period family home located in the heart of Merton Park, SW19. Boasting off-street parking for two cars, a garage and a stunning 84 ft south facing garden. Balancing both charm and character with a contemporary finish throughout, the property features two separate receptions, a downstairs bathroom and modern kitchen with integrated appliances on the ground floor. Upstairs comprises two spacious double bedrooms with built-in cupboards, a third single bedroom and four-piece family bathroom. There is excellent potential to extend further both on the ground floor, on the side and into the loft (STPP). Positioned on a quiet residential road in the sought after area of Merton Park, close to Outstanding Primary Schools and within close proximity to multiple transport links including the Northern Line Tube, Thameslink and Railway Stations.

**CRANLEIGH ROAD, SW19**

Approx. Gross Internal Floor Area  
**1418 Sq. ft/131.75 Sq. m**  
 (Including Garage)

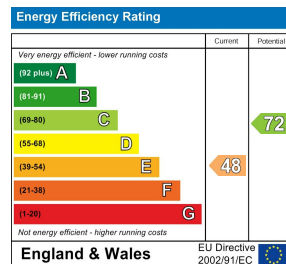


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the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

- Semi-Detached Family Home
- Three Bedrooms
- Two Bathrooms
- Off-Street Parking and Garage
- Beautiful 84 ft South Facing Garden
- Merton Park Location
- Close to Outstanding Primary Schools & Transport Links
- Freehold
- EPC Rating - E
- Merton Council Tax Band - F



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