

46 Buckleigh Avenue Merton Park, SW20 9JZ

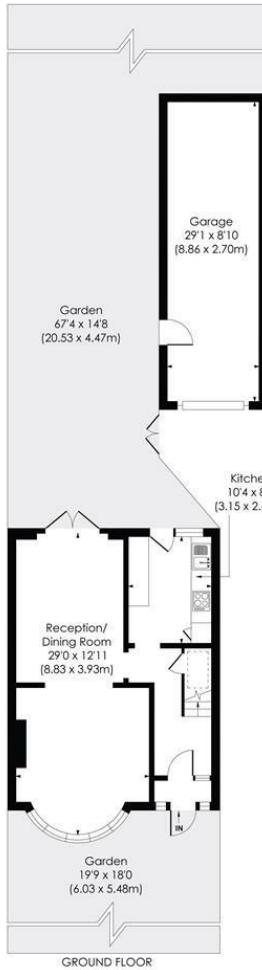
Asking Price £825,000 Freehold



In excellent condition throughout and offered to the market with no onward chain, a charming three bedroom Semi-Detached period family home with garage and an idyllic south-west facing garden. Positioned halfway down a quiet, residential street on the borders of the two highly desirable areas of Merton Park and Wimbledon Chase, close to numerous transport links, outstanding schools and local recreation grounds.

Comprising a double length reception and a contemporary galley kitchen with modern integrated appliances on the ground floor, with doors opening out onto a sunny private garden with side access leading to a spacious private garage. There are two well appointed double bedrooms with built-in storage, a third bedroom and family bathroom upstairs.

There is further extension potential on both the ground floor and into the loft (STPP). With easy access to both Wimbledon Chase and South Merton Thameslink, Raynes Park Train as well as Morden Northern Line Tube, this is a superb family home that must be seen.



BUCKLEIGH AVENUE, SW20

Approx. Gross Internal Floor Area
1020 Sq. ft/94.79 Sq. m
 (Excluding Garage)



FIRST FLOOR

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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 House
- In Excellent Condition
- Three Bedrooms
- Garage
- Highly Sought After Location in SW20
- Potential to Extend Further (STPP)
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	88
(81-91)	B	
(69-80)	C	
(55-68)	D	65
(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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