

**9 Beaford Grove  
London, SW20 9LB**

**Offers In Excess Of £725,000 Freehold**

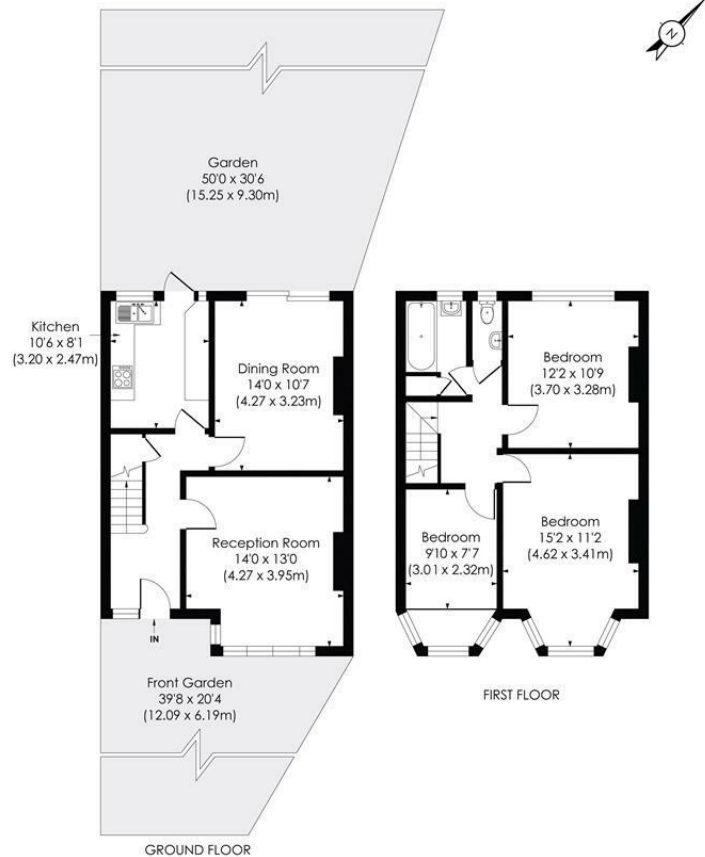


**This charming three-bedroom 1930's mid-terrace Blay House is offered in great condition throughout, with scope to extend at the rear or into the loft (STPP). Comprising a welcoming entrance hall, separate front living room, rear dining room, and a separate, well-appointed contemporary kitchen. Upstairs offers two generous double bedrooms, a larger-than-average single bedroom, a modern family bathroom and separate WC. Ideally positioned, the property is within easy reach of South Merton and Wimbledon Chase train stations, as well as Morden Underground (Northern Line), providing excellent transport links. Well-regarded local primary and secondary schools, green spaces and amenities are also nearby, making this an ideal family home.**

## BEAFORD GROVE, SW20

Approx. Gross Internal Floor Area

1024 Sq. ft/95.13 Sq. m



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>86</b>               |
| (69-80) <b>C</b>                            | <b>71</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

- Three Bedroom Terraced Family Home
- 1930's Mid Terrace "Blay" House
- Desirable Schools Nearby
- Potential to Extend (STPP)
- Walking Distance to Various Transport Links
- In Great Condition Throughout
- Superb Location in Cannon Hill, SW20
- Freehold
- EPC- C
- Merton Council Tax Band - E

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