Ellisons

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Sandbourne Avenue
Merton Park, SW19 3EN

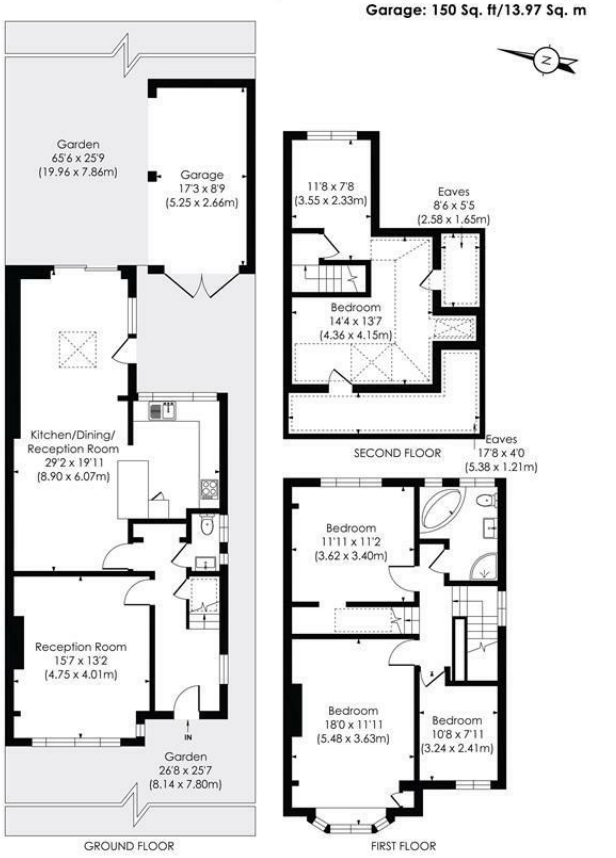
£1,000,000 Freehold

A rarely available four bedroom end of terrace period family home located on a quiet residential street in the heart of the desirable 'Merton Park' area of SW19. Positioned close to Outstanding Primary Schools and multiple transport links including Northern Line Tube, Thameslink and Wimbledon Train Station. Boasting off-street parking with EV charger, a carport, solar panels on the roof and offered to the market with no onward chain. Comprising a front reception, downstairs W/C and a spacious open-plan kitchen/diner on the ground floor opening out onto a sunny east facing garden. Upstairs are two well appointed double bedrooms, a third large single bedroom plus a large family bathroom, with a fourth bedroom and ample eaves storage in the converted loft. This is a superb family home for those looking to put their own stamp on a property in a coveted postcode.

SANDBOURNE AVENUE, SW19

Approx. Gross Internal Floor Area

1805 Sq. ft/167.70 Sq. m (Incl. RHH, Excl. Garage)
1568 Sq. ft/145.65 Sq. m (Excl. RHH, Excl. Garage)
Garage: 150 Sq. ft/13.97 Sq. m



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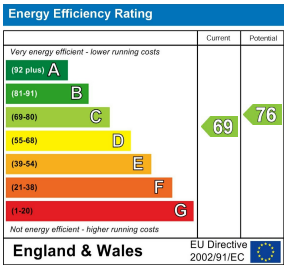
This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility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

- End of Terrace Family Home
- Four Bedrooms
- Off-Street Parking with EV Charger and Carport
- 65ft Garden
- Merton Park Location in SW19
- Close to Outstanding Primary Schools and Transport Links
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - F



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30 YEARS 1989-2019