

**Kirkley Road  
London, SW19 3AZ**

**£1,295,000 Freehold**



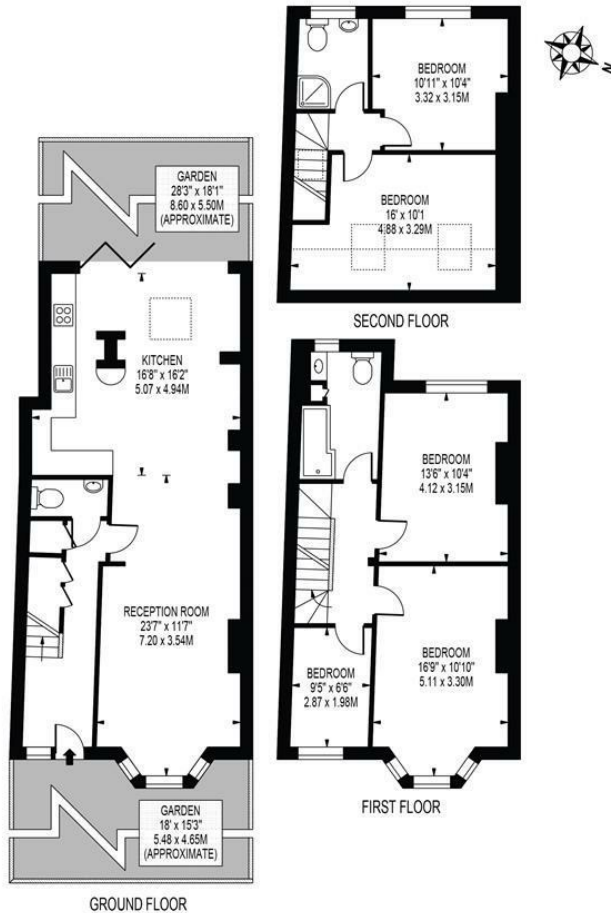
A larger than average Edwardian end-of-terrace family home, offering five bedrooms and two bathrooms, available to the market with no onward chain. Enviously located in the highly sought-after "Australia's" area of Wimbledon, the property benefits from excellent commuter links for the Northern and District Line, the wide open spaces of Merton Park, and the amenities of Wimbledon Town Centre along with sought after local schools. Well presented throughout and offers generous, well-balanced accommodation. The ground floor features a spacious double-length reception room, a superb open-plan kitchen/dining room and W/C. This impressive space benefits from bi-fold doors opening onto a south-west facing garden. The first floor comprises two spacious double bedrooms, a further single bedroom ideal as a study or nursery, and a contemporary family bathroom. The converted loft provides two additional bedrooms, a further bathroom. Homes of this size, finish, and location are rarely available. Early viewing is highly recommended.



## KIRKLEY ROAD

APPROXIMATE TOTAL INTERNAL FLOOR AREA: 1491 SQ FT - 138.51 SQ M  
(INCLUDING RESTRICTED HEIGHT AREA)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF RESTRICTED HEIGHT: 54 SQ FT - 4.98 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.

- Edwardian End Of Terrace House
- Five Bedrooms & Two Bathrooms
- Reception Room
- Desirable Old Merton Park Location
- Open-Plan Kitchen/Dining Room & WC
- South-West Facing Garden
- Close to Multiple Transport Links & Excellent Schools
- No Onward Chain
- EPC - D
- Council Tax Band E



Energy Efficiency Rating	
Energy efficiency class	Current
A	84
B	67
C	
D	
E	
F	
G	
End of energy efficient, higher energy costs	
England & Wales	

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