

# WESSEX AVENUE

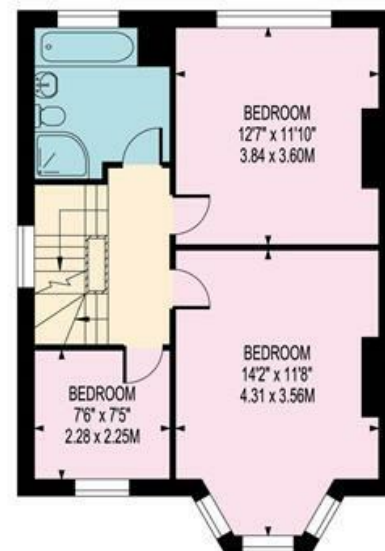
APPROXIMATE GROSS INTERNAL FLOOR AREA :  
1777 SQ FT- 165.10 SQ M



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



24 Wessex Avenue,  
Merton Park, SW19 3DT

**£1,150,000 Freehold**

Fuller Gilbert are delighted to offer for sale this charming and superbly presented five bedroom detached family home situated in this much sought-after and convenient location, at the end of a cul de sac. \* Council Tax Band F

- Five Bedrooms
- Living Room
- Family Room
- Utility Room
- Much Sought-After Location
- Three Bath/Shower rooms
- Dining Room
- Fitted Kitchen
- Superbly Presented Accommodation
- Early Viewing Recommended

020 8016 9700

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG



Location

In the heart of Merton Park, on a pretty cul de sac, within a few minutes walking distance of tranquil open spaces such as the popular John Innes Park, Mostyn Gardens and Kendor Gardens. An ideal family home with the property being situated within the catchment area for the sought after Merton Park Primary School and is close to the Old Rutlishians' offering rugby, cricket and football. With easy access to the Northern Line, Thames Link and Tram services.





Description

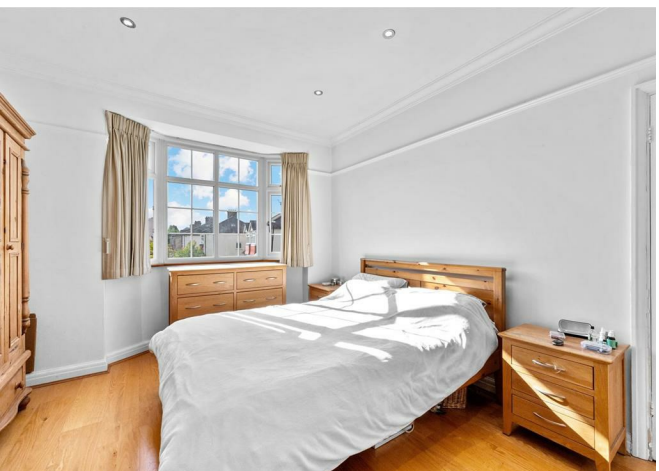
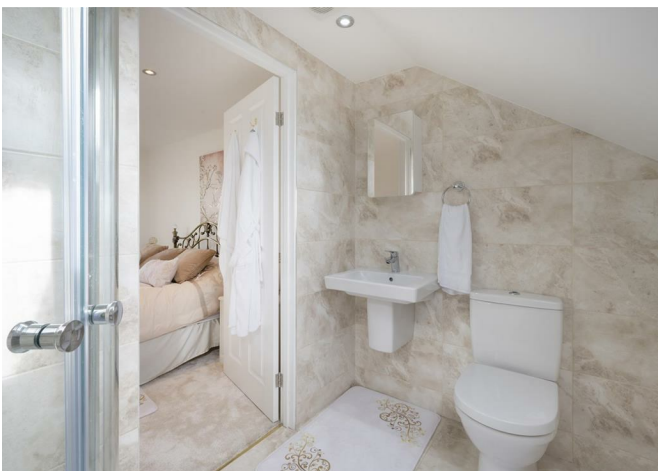
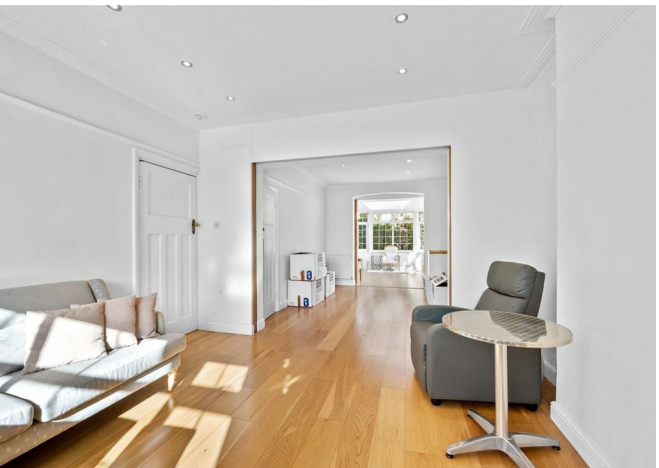
On the ground floor the house comprises: a bright front reception room, dining room, family room, fitted kitchen, utility room and shower room/guest cloakroom. On the first floor are two double bedrooms, a single bedroom and the family bathroom. To the top floor there is another double bedroom, a single bedroom and a large shower room. With lovely views over the Old Rutlishians' playing fields.

Outside, there is of off-street parking to the front and a wrap around rear garden. An early appointment to view this superb property is highly recommended!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	67	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.