

**AYLWARD ROAD**  
 APPROXIMATE GROSS INTERNAL FLOOR AREA : 1391 SQ FT- 129.20 SQ M  
 (EXCLUDING GARAGE)  
 GARAGE AREA : 137 SQ FT- 12.70 SQ M  
 TOTAL AREA : 1528 SQ FT- 141.90 SQ M



GROUND 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.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

**Aylward Road, Merton Park, SW20 9AF**

**£950,000 Freehold**



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**for Sale**

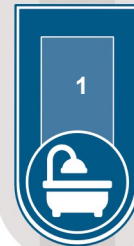
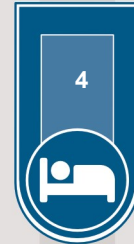
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THE LOCATION

The property is situated in a popular residential area, convenient for the shopping and transport facilities at both Wimbledon Chase and Morden. The green spaces of Mostyn Gardens are close at hand together with the well regarded Rutlish School. Further transport connections, shopping and leisure facilities can be found in Wimbledon and Raynes Park.



THE PROPERTY

A well loved home that has been in the same family's ownership for approaching 100 years. This natural four bedroom property provides space and adaptable living accommodation throughout. Being an end of terrace house, the property allows for side access, wide garden and the added benefit of having a garage to the rear of the garden with secure rear access. There is huge potential to extend further into the loft and on the ground floor, subject to planning approval. An early appointment to view is recommended!

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	