

KENLEY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA :

1590 SQ FT- 147.70 SQ M

(EXCLUDING GARAGE)

GARAGE AREA : 112 SQ FT- 10.40 SQ M

TOTAL AREA : 1702 SQ FT- 158.10 SQ M



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.

Estate Agents • Valuers • Development Consultants



**72 Kenley Road,
Merton Park, SW19 3JH**

£1,250,000 Freehold

A spacious and extended family home in the heart of Merton Park comprising four bedrooms, two bathrooms, three reception rooms and an integral garage. The property also has a fabulous expansive rear garden and off street parking to the front.

- End of Terrace
- Four Bedrooms
- Three Reception Rooms
- Upstairs Bathroom
- Downstairs Shower and WC
- Integral Garage
- 120ft Rear Garden
- Off Street Parking
- Merton Park Primary Catchment Area
- Council Tax Band F

020 8016 9700

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Location

In the heart of Merton Park, on a pretty tree lined road, 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

A spacious end of terrace family home, which has been extended, yet offers further potential to the rear and also into the loft (stpp). Offering bright and spacious accommodation comprising flexible accommodation to the ground floor and an integral garage and four bedrooms and a bathroom to the first floor. There is a fabulous rear garden extending to approximately 120ft. To the front there is a pretty garden directly in front of the living room giving a lovely aspect and off street parking in front of the garage.

