



Stratton Road | Merton Park | London  
**£965,000**





Stratton Road, Merton Park,  
London

**£965,000 Freehold**

A much loved four bedroom family house situated on one of Merton Park's most sought after roads on the edge of the John Innes Merton Park Conservation Area and within the priority admissions area for Merton Park Primary School. It has been extended to the ground floor and into the loft space to provide spacious accommodation including an en suite to the master bedroom. Further benefits include off street parking, a garage to the rear and an attractive mature garden. EPC EER D.

**Front**

Laid with paving and border beds, off street parking for two cars, storm porch and part glazed front door to:-



### **Entrance Hall**

Frosted double glazed panel to front aspect, under stairs storage, oak floor. Doors to:-

### **Living Room**

Splayed bay with double glazed windows to front aspect, feature fireplace with wooden mantel and surround fitted with wood burning stove.

### **Dining Room**

Multi pane window doors and multi paned door to rear garden.

### **Kitchen/Breakfast Room**

Fitted with a range of eye level and base units with work surface over incorporating one and a half bowl stainless steel sink, built-in double oven and five ring gas hob with extractor over, integrated dishwasher, space for washing

machine and fridge/freezer, original larder cupboard, part tiled walls, windows to rear and side aspects, door to rear garden.

### **First Floor Landing**

Approached via open balustraded staircase from entrance hall, airing cupboard. Doors to:-





**Bedroom 2**

Splayed bay with double glazed windows to front aspect, fitted wardrobes to alcoves.

**Bedroom 3**

Windows overlooking rear garden, fitted wardrobe, range of built-in low level cupboards and desk unit.

**Bedroom 4**

Double glazed window to front aspect, fitted wardrobe and drawers.

**Bathroom**

Panel enclosed bath with hand held shower attachment and wall mounted power shower, low level w.c., vanity wash hand basin, part tiled walls, tiled floor, two heated towel rails, frosted windows to rear aspect.





### **Second Floor Landing**

Approached via open balustraded staircase from first floor. Door to:-

### **Bedroom 1**

Double glazed window to rear aspect, two Velux windows to front aspect, fitted wardrobes. Door to:-

### **En-suite Shower Room**

Shower cubicle, low level w.c., vanity unit with inset wash hand basin, inset spotlights, heated towel rail, frosted double glazed window to rear aspect.





## Outside

### Rear Garden

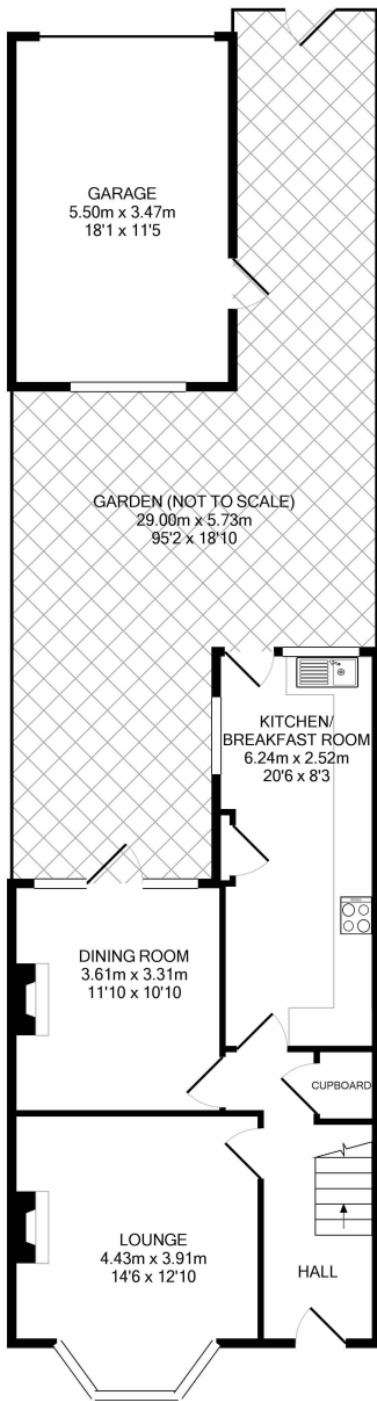
Patio area with lighting to side return, remainder mainly laid to lawn with bedding to sides, paved path leading to rear with further patio area, wood store, personal door to garage, rear access gate.

## Garage

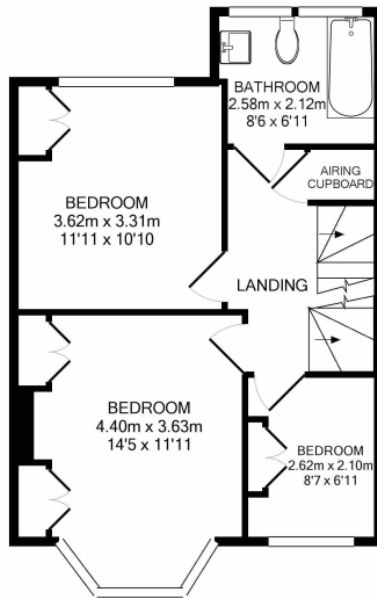
Approached via rear access road; up and over door, power and light, window overlooking garden, personal door to garden.

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING

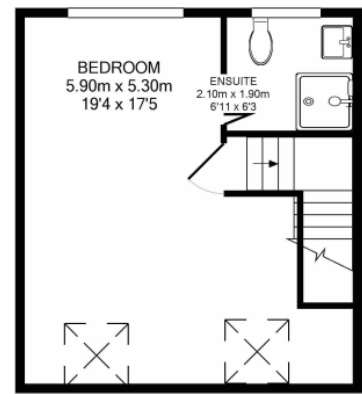
## Your View...



Ground Floor  
Approx. Floor  
Area 71.2 Sq.M.  
(766 Sq.Ft.)



1st Floor  
Approx. Floor  
Area 45.4 Sq.M.  
(488 Sq.Ft.)



2nd Floor  
Approx. Floor  
Area 31.3 Sq.M.  
(337 Sq.Ft.)

Total Approx. Floor Area 147.8 Sq.M. (1591 Sq.Ft.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2017

# Branch Network



## Local Authority

London Borough of Merton

## Agents Notes

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Floorplan Clause

Measurements are approximate. Not to Scale. For Illustrative purposes only

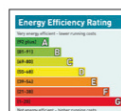
## RESIDENTIAL SALES

Kingston Road, London, SW19 1LH

T 020 8542 1193

sales@finchandcompany.com

www.finchandcompany.com



For full EPC please contact the branch