



Boscombe Road | Merton Park | London
£1,000,000





Boscombe Road, Merton Park,
London

£1,000,000 Freehold

Thoughtfully extended for contemporary living this five bedroom Edwardian property situated in the popular Old Merton Park area of Wimbledon. Convenient for local commuting facilities and access to Wimbledon town centre. EPC EER C.

Front

Set behind low wall with railings, paved garden with gated path leading to storm porch and front door with stained and leaded glazing to:-



Entrance Hall

Under stairs cupboard, ceiling coving, oak flooring. Doors to:-

Living Room

Rectangular bay with double glazed windows to front aspect, feature fireplace with inset tiling and wooden surround fitted with electric fire, cornicing, oak flooring.

Cloakroom

Low level w.c., wall mounted wash hand basin, ceiling spotlights, part tiled walls, tiled floor.

Kitchen / Diner / Family Room

A bright and spacious sociable space with kitchen area comprising a range of gloss eye level and base units with granite work surfaces, built-in oven and microwave, gas hob, space for fridge/freezer, island unit with inset stainless

steel sink, integrated dishwasher, breakfast bar, cupboard housing boiler, tiled floor. The dining/ family area offers space for dining table and sofa, two skylights, cupboard with space for utilities, oak floor, two double doors to rear garden.

First Floor Landing

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





Bedroom 1

Rectangular bay with double glazed windows to front aspect, range of fitted wardrobes and cupboards, cornicing.

Bedroom 2

Double glazed window to rear aspect.

Bedroom 5

Double glazed window to front aspect.

Bathroom

Victorian style toll top bath with wall mounted shower, low level w.c., pedestal wash hand basin, ceiling spotlights, part tiled walls, tiled floor, heated towel rail, frosted double glazed window to rear aspect.

Second Floor Landing

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





Bedroom 3

Double glazed window to rear aspect, built-in wardrobes and shelving.

Bedroom 4

Two Velux windows to front aspect, built-in under eaves storage.



Shower Room

Spacious shower cubicle, wall mounted wash hand basin, low level w.c., part tiled walls, tiled floor, heated towel rail, frosted double glazed window to rear aspect.





Outside

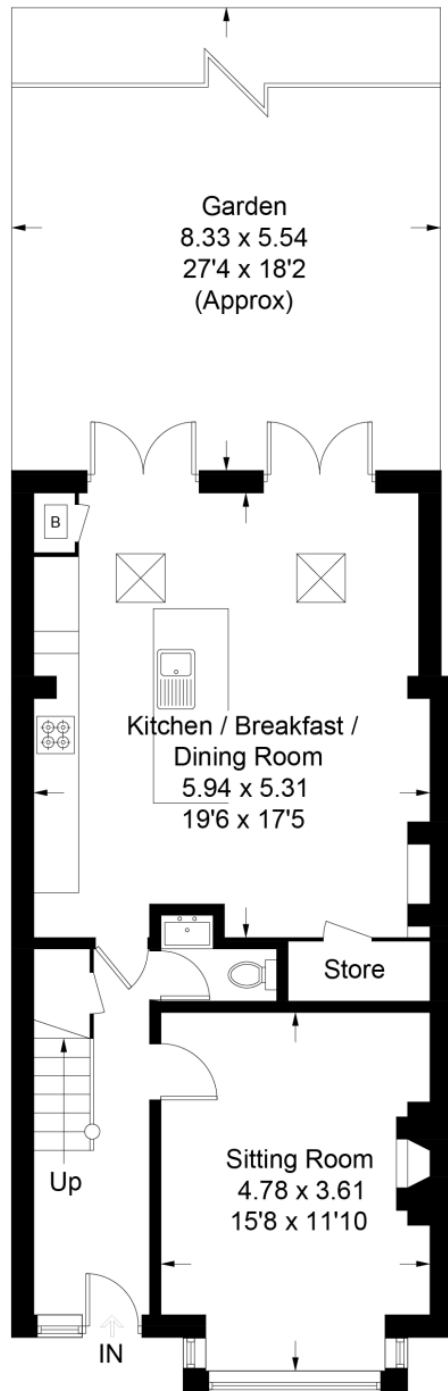
Rear Garden

South westerly facing garden with paved patio having room for garden furniture, outside water tap and lighting, remainder laid to lawn with garden shed and rear access gate.

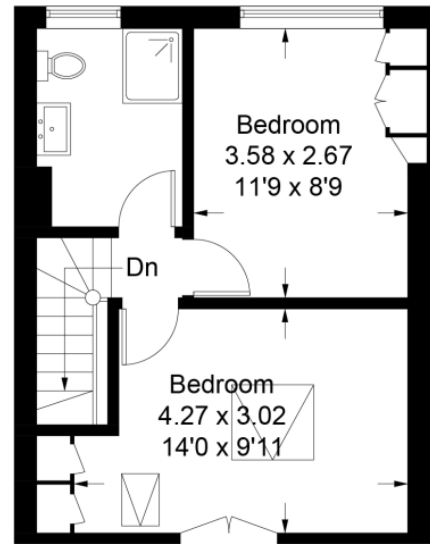
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Your View...

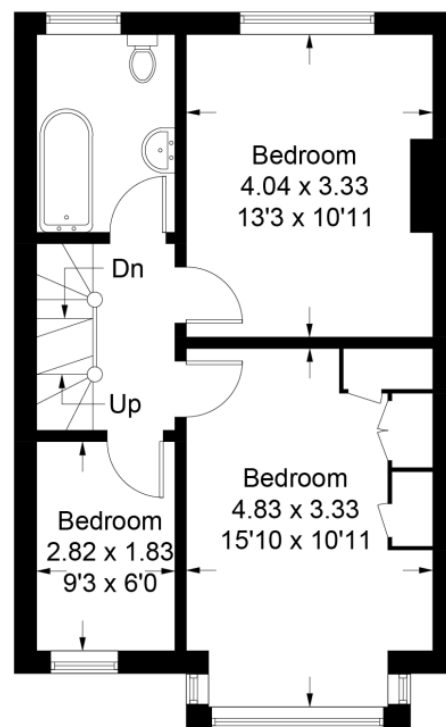
Approximate Gross Internal Area = 138.4 sq m / 1490 sq ft



Ground Floor



Second Floor



First Floor

This plan is for layout guidance only. 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 decisions reliant upon them. (ID332540)

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Branch Network



Local Authority

London Borough of Merton

Agents Notes

Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

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



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