



Aylward Road | Merton Park | London
£820,000





Aylward Road, Merton Park,
London

£820,000 Freehold

A beautifully presented family home which has been extended into the loft to give four bedrooms and two bathrooms. The property is complemented by a well maintained south-westerly facing rear garden, garage and off street parking. The area is well served by commuting facilities and local schools. EPC rating D.

Front

Mainly laid with shingle providing off street parking. Path leading to storm porch and front door with leaded and frosted glazed insert to:-



Entrance Hall

Stained and leaded window to front aspect, two under stairs storage cupboards, dado rail, exposed floorboards. Doors to:-

Living Room

Splayed bay of double glazed windows with fitted shutters to front aspect, original fireplace with decorative surround, inset ceiling lights, picture rail.

Dining Room

Two double glazed windows and multi pane door to rear garden, original fireplace with decorative surround, inset ceiling lights, picture rail.

Kitchen

Fitted with a range of eye level and base units with wooden work surface incorporating one

and a half bowl ceramic sink, built-in double oven and gas hob with extractor over, spaces for dishwasher, washing machine, tumble dryer and fridge/freezer, wall mounted boiler, larder cupboard, part tiled walls, tiled floor, double glazed window and door to rear garden.

First Floor Landing

Approached via open balustraded staircase from entrance hall, dado rail, inset ceiling lights. Doors to:-





Bedroom 2

Splayed bay of double glazed windows fitted with shutters to front aspect, original fireplace, built-in wardrobes and cupboards, inset ceiling lights, picture rail.

Bedroom 3

Double glazed window fitted with shutters to rear aspect, original fireplace, inset ceiling lights, picture rail.



Bedroom 4

Oriel bay of double glazed windows with fitted shutters to front aspect, inset ceiling lights, picture rail.

Bathroom

A modern bathroom suite with Victorian style roll top bath with hand held shower attachment, wash hand basin with glass shelf below, low level w.c., airing cupboard housing Megaflow, ceiling spotlights, tiled floor with under floor heating, heated towel rail, frosted double glazed window to rear aspect.





Second Floor Landing

Approached via open balustraded staircase from first floor, Velux window, dado rail. Door to:-

Bedroom 1

A fabulous master suite with double glazed double doors and glazed Juliet balcony to rear aspect, two Velux windows to front aspect, built-in wardrobes, eaves storage, inset ceiling lights.



En-suite

Double walk-in tiled shower cubicle, vanity unit with inset wash hand basin, low level w.c., tiled floor with under floor heating, heated towel rail, frosted double glazed windows.





Outside

Rear Garden

Large paved patio with ample space for garden furniture, remainder mainly laid to lawn with bedding and stepping stone path to rear with compressed rubber area ideal for children's play area.

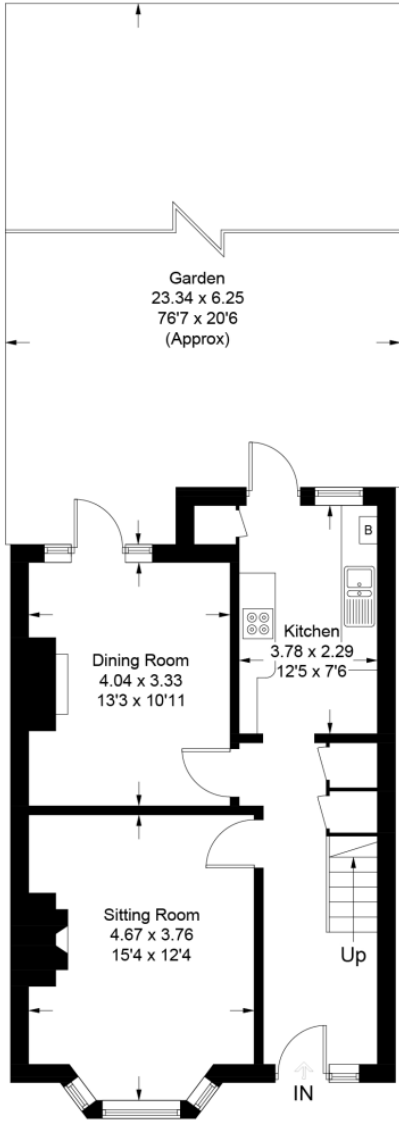
Garage

Approached via rear service road, up and over door, power and light, personal door to garden.

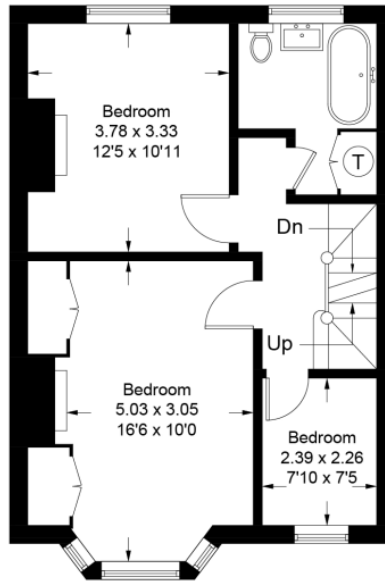
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Your View...

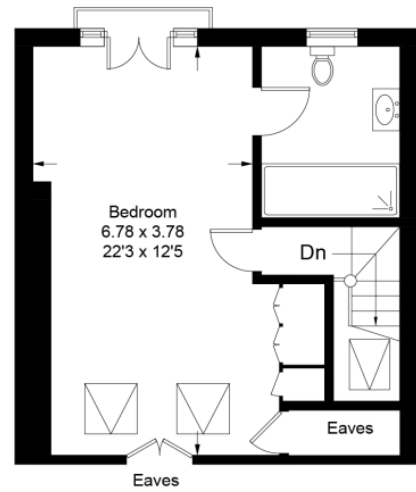
Approximate Gross Internal Area = 141 sq m / 1518 sq ft
 Garage = 11.9 sq m / 128 sq ft
 Total = 152.9 sq m / 1646 sq ft



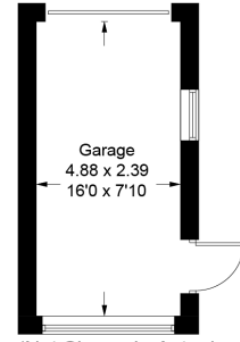
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)
Garage

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. (ID366711)

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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

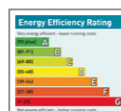
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