



Whatley Avenue, London SW20 9NS

Welcome to **Whatley Avenue, London**

Externally the property has a large driveway to the front and a beautiful south-west facing garden to the rear. The garden has two pergolas and a well-kept lawn, the perfect place for hosting parties, dinning alfresco and relaxing in the sun during the summer months.

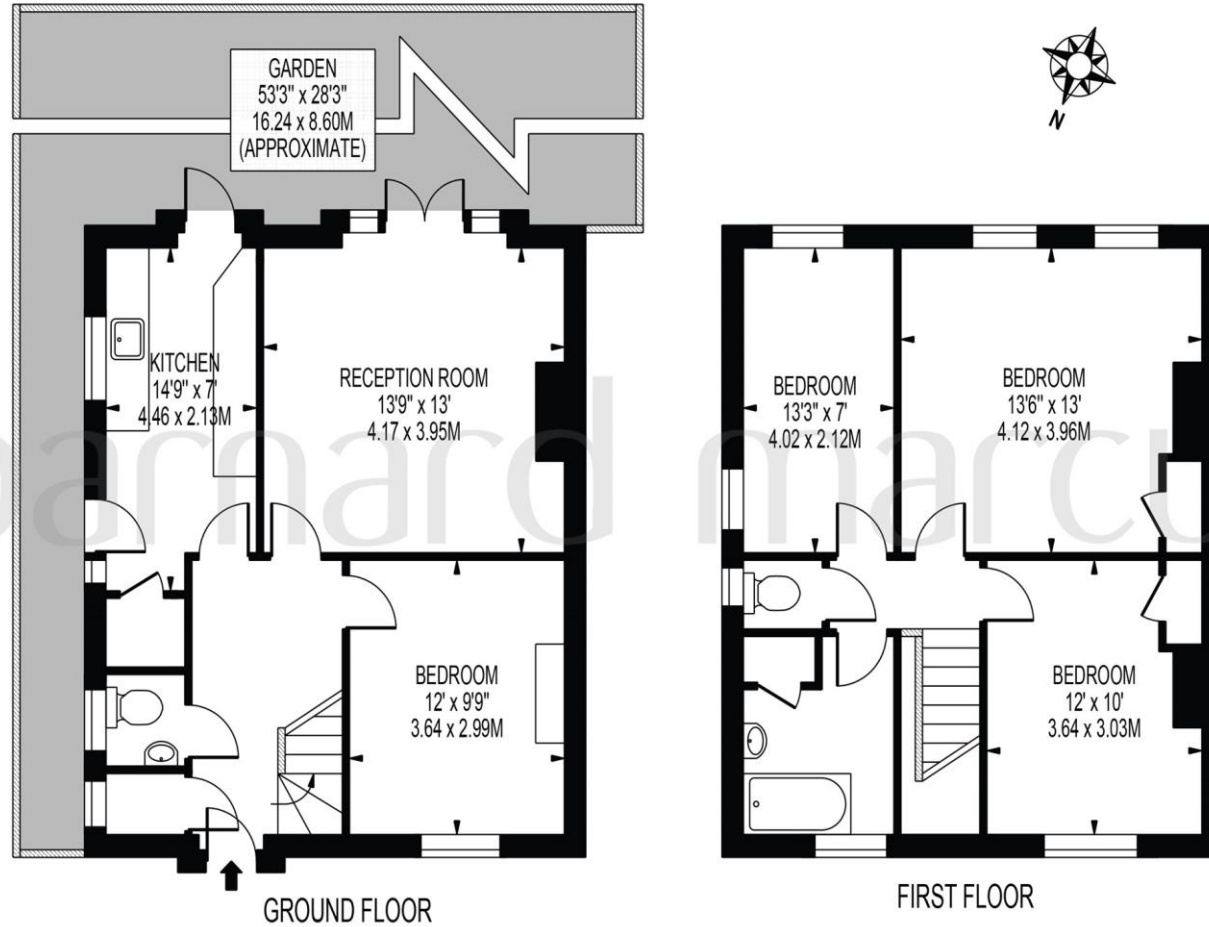
Internally the property has a downstairs bedroom, kitchen, and reception room (both provide direct access to the garden). In addition, there is a downstairs toilet. Upstairs compromises of two double bedrooms with built in wardrobes and one good sized single bedroom. The family bathroom on this floor consists of a bath with shower overhead, w.c and wash basin.

Located on Whatley Avenue surrounded green outdoor spaces such as Cannon Hill Common, closed to both Wimbledon Chase (0.6 mile) and South Merton (0.5 mile) rail stations. 1 mile from Morden underground station, residents could take journey to London Central with Northern Line.



WHATLEY AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1067 SQ FT - 99.12 SQ M



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.

Welcome to

Whatley Avenue, London

- SW20 postcode
- South- West facing garden.
- Four bedrooms
- Local parks
- Good transport links

Tenure: Freehold EPC Rating: C

offers in excess of

£750,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103049



Property Ref:
MOD103049 - 0043

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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