

# C JAMES & CO - TOOTING

SALES AND LETTINGS SPECIALISTS



**462 Merton Road, London, SW18 5AE**

**£1,200,000**

Located on Merton Road in south London, this charming semi-detached house offers a delightful blend of space and potential, making it an ideal family home. Spanning an impressive 1,481 square feet, the property features two inviting reception rooms, perfect for both relaxation and entertaining guests. With three well-proportioned bedrooms, there is ample room for family living or accommodating visitors.

The house boasts a well-appointed bathroom (with separate shower), ensuring convenience for all residents. One of the standout features of this property is the generous off-street parking, which can accommodate up to four cars, a rare find in this bustling area of south London.

The large garden presents a wonderful opportunity for outdoor enjoyment, whether it be for children to play, gardening enthusiasts to cultivate their green thumbs, or simply for hosting summer barbecues. Additionally, there is significant potential for expansion, with the possibility of a full-width back extension and loft conversion, allowing you to tailor the home to your specific needs and desires.

Conveniently located, the property is within easy reach of Earlsfield, Southfield, and Wimbledon Park stations, providing excellent transport links to central London and beyond. This home is not just a property; it is a canvas for your future, offering both comfort and the opportunity to create your dream living space in a vibrant and sought-after area.



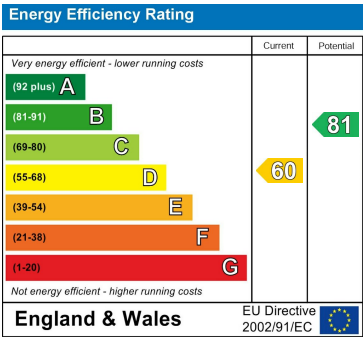
Floor Plan



Area Map



Energy Efficiency Graph



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