



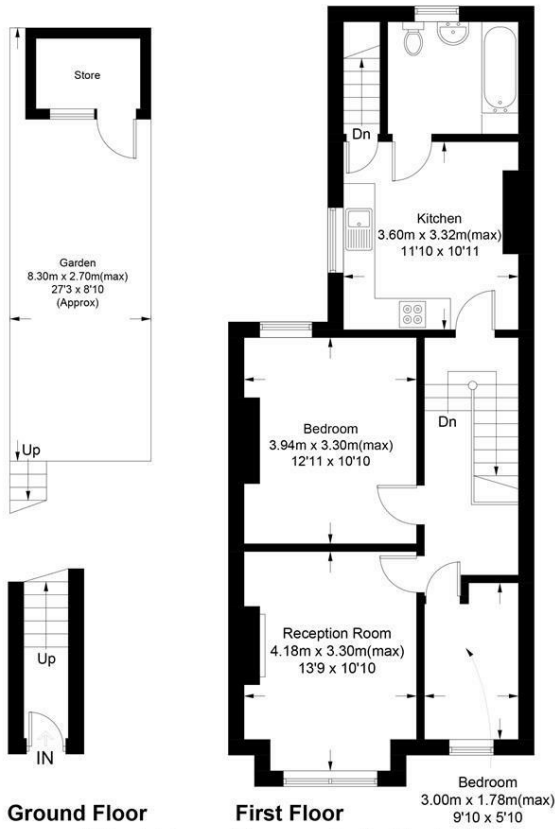
**Inglemere Road, Surrey, CR4 2BT**  
**Asking Price £385,000**

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# Inglemere Road, CR4

Approximate Gross Internal Area = 64.8 sq m / 697 sq ft  
(Excluding Store)



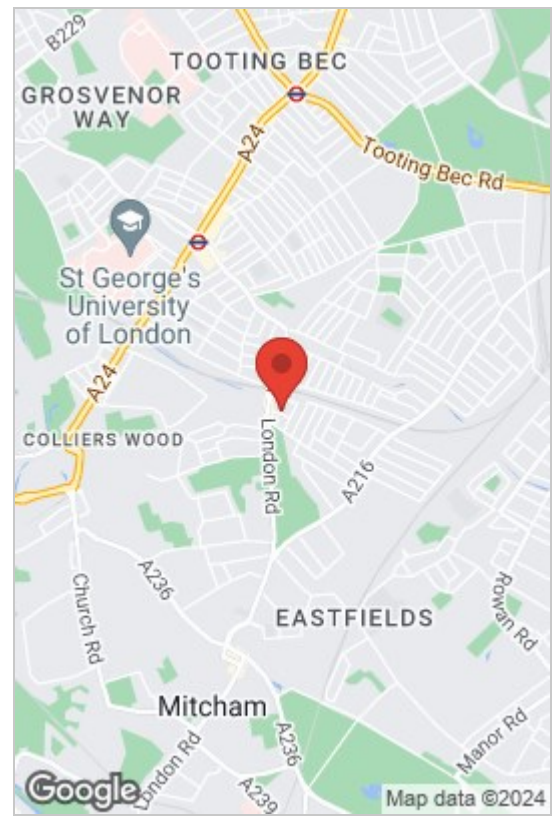
Ground Floor

First Floor

This floor plan is for representation purposes only and is not drawn to scale.  
The Gross Internal Area includes outbuildings shown on the plan.  
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.  
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- First Floor
- Kitchen/Diner
- Rear Garden
- Close to Station
- Merton Borough
- 2 Bedrooms
- Lounge
- Gas Central Heating
- Close to Shops
- No Chain

We are delighted to offer this two bedroom first floor maisonette, located only a few minutes walk away from Tooting Railway Station. The property has a separate lounge, one good-sized double bedroom and one single bedroom/study, fitted kitchen with appliances and direct access to a private decked garden. Other benefits include gas central heating and double glazed windows. Perfect for families or buy to let investors.



Council Tax Band: C

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
74	80		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.