

## Tybenham Road Merton Park, SW19 3LB

**£1,050,000 Freehold**



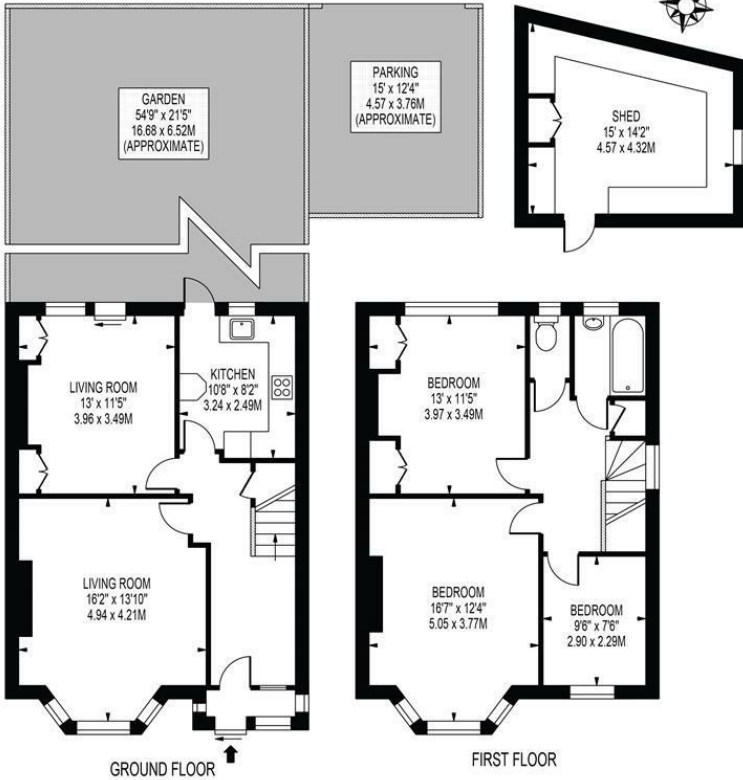
**A well presented three bedroom semi-detached family home with off-street parking, a superb garden plus excellent extension potential (subject to planning permission), enviably located in the heart of Merton Park close to the highly regarded Merton Park Primary School. Boasting a spacious hallway, a large front living room with a separate reception and kitchen at the rear, with a pretty garden and separate office at the rear. Upstairs are two good double bedrooms, a single/study room and separate bathroom plus W/C. Offered to the market with no onward chain, there is also the benefit of off-street parking to the side of the property. Viewings highly recommended.**



## TYBENHAM ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1157 SQ FT - 107.52 SQ M  
(EXCLUDING SHED)

APPROXIMATE GROSS INTERNAL AREA OF SHED: 189 SQ FT - 17.52 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.



- Semi-Detached Family Home
- Three Bedrooms
- Off-Street Parking
- Attractive 55ft Garden and Office
- Potential to Extend (STPP)
- Close to Merton Park Primary School
- No Onward Chain
- Freehold
- EPC Rating D
- Council Tax Band F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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