

**Springfield Avenue
 London, SW20 9JS**

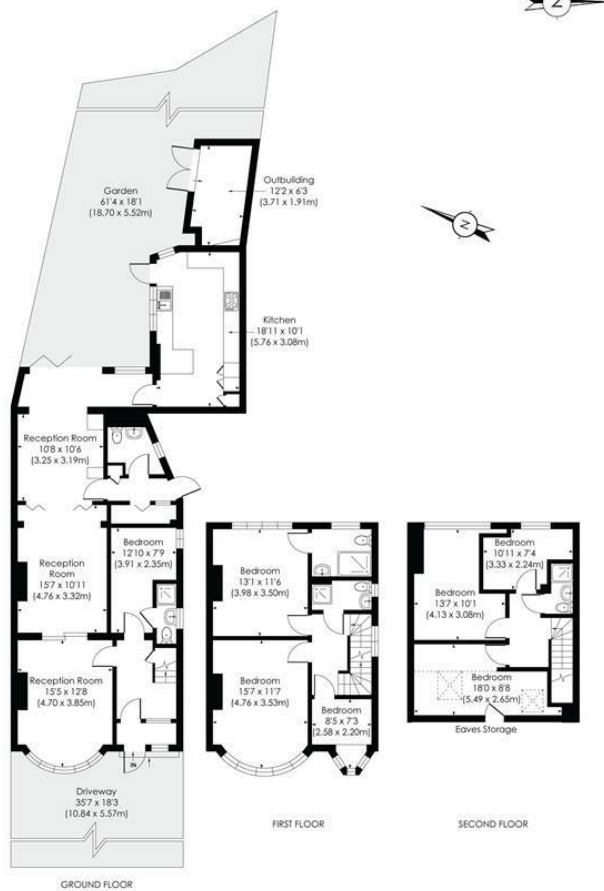
£950,000 Freehold



Offering in excess of 2000 sq ft of living space, a superbly presented and rarely available six bedroom, four bathroom extended semi-detached family house with off-street parking for 2/3 cars, enviably located on a tree-lined residential road in SW20, within easy access to both South Merton National Rail and Morden Northern Line Underground station. Boasting three receptions, a W/C and luxury kitchen with integrated appliances on the ground floor, with bi-fold doors opening out onto a pretty east facing garden with outbuilding at the rear. Upstairs are two larger than average double bedrooms, two bathrooms and a single/study room, with two further bedrooms and bathroom in the converted loft. In close proximity to numerous primary schools and a green spaces, this is an excellent family home.

SPRINGFIELD AVENUE, SW20

Approx. Gross Internal Floor Area
2099 Sq. ft/194.98 Sq. m (Including Outbuilding)

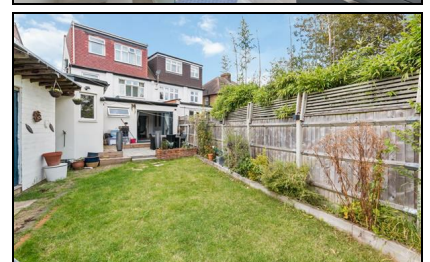


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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- Semi Detached Family Home
- In Excess of 2000 sq ft
- Six Bedrooms
- Four Bathrooms
- Off Street Parking
- Desirable Location in Cannon Hill
- Close to Multiple Transport Links and Desirable Schools
- Freehold
- EPC Rating - C
- Merton Council Tax Band - F



Energy Efficiency Rating		Current	Potential
Not energy efficient - higher running costs			
74-100	A		
69-73	B		
64-68	C		
59-63	D		
54-58	E		
49-53	F		
44-48	G		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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