

**Springfield Avenue
Merton Park, SW20 9JS**

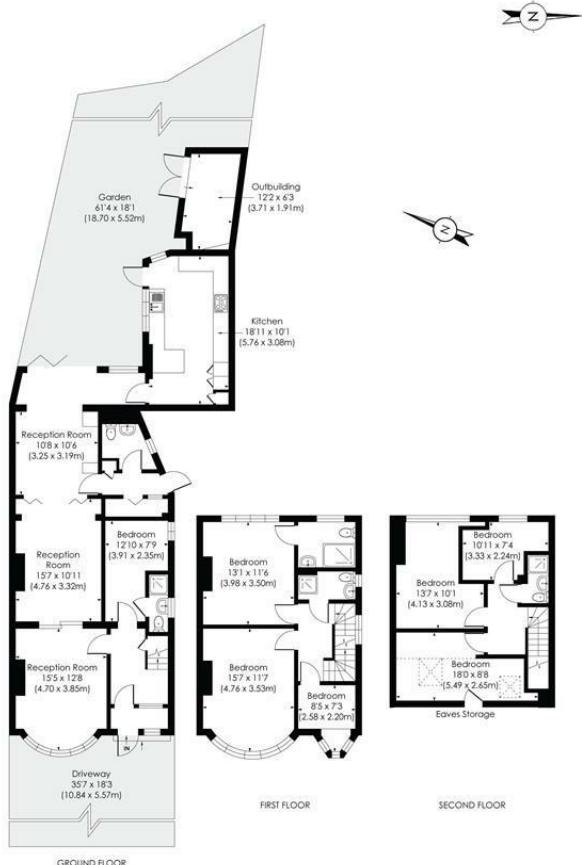
Offers In Excess Of £875,000 Freehold



A substantial six bedroom, four bathroom extended semi detached home with over 2000 sq ft of living space set within Merton Park. Boasting three reception, luxury fitted kitchen, downstairs w.c, pretty south east facing garden, off street parking for 2/3 cars. Easy access to both South Merton British Rail Station and Morden town centre with its Northern Line tube station.

SPRINGFIELD AVENUE, SW20

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



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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.

- 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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		72	80
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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