

**Beaford Grove
London, SW20 9LB**

Offers In Excess Of £725,000 Freehold



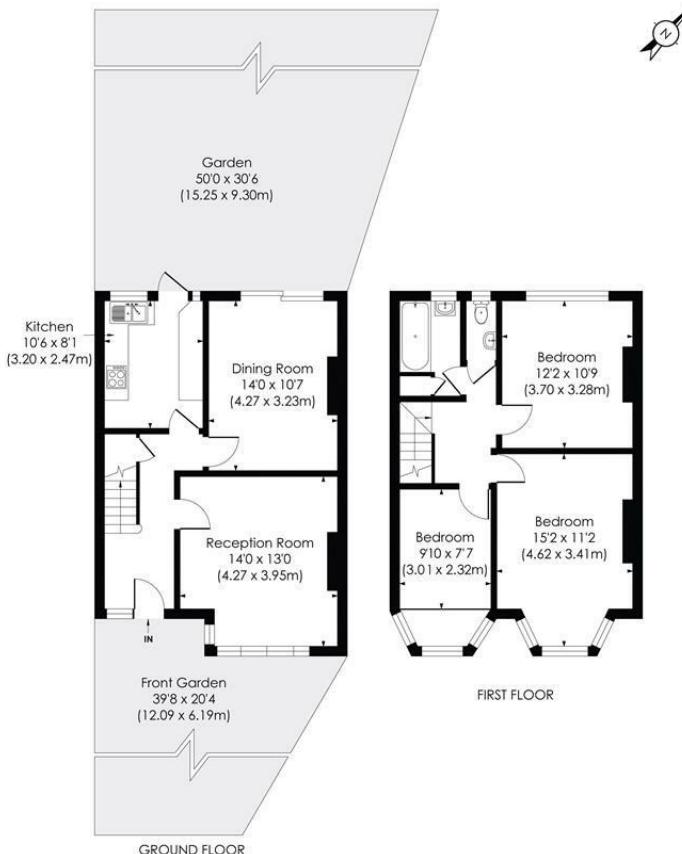
This charming three-bedroom 1930's mid-terrace Blay House is offered in great condition throughout, with scope to extend at the rear or into the loft (STPP).

Comprising a welcoming entrance hall, separate front living room, rear dining room, and a separate, well-appointed contemporary kitchen. Upstairs offers two generous double bedrooms, a larger-than-average single bedroom, a modern family bathroom and separate WC. Ideally positioned, the property is within easy reach of South Merton and Wimbledon Chase train stations, as well as Morden Underground (Northern Line), providing excellent transport links. Well-regarded local primary and secondary schools, green spaces and amenities are also nearby, making this an ideal family home.

BEAFORD GROVE, SW20

Approx. Gross Internal Floor Area

1024 Sq. ft/95.13 Sq. m



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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.

- Three Bedroom Terraced Family Home
- 1930's Mid Terrace "Blay" House
- Desirable Schools Nearby
- Potential to Extend (STPP)
- Walking Distance to Various Transport Links
- In Great Condition Throughout
- Superb Location in Cannon Hill, SW20
- Freehold
- EPC- C
- Merton Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		86
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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