

## Windermere Avenue London, SW19 3EP

**£875,000 Freehold**



A well presented and spacious five bedroom, three bathroom extended mid-terrace family home situated in the highly sought after residential location of Merton Park, offered to the market with no onward chain and boasting both off-street parking and a garage. In excess of 1800 sq ft, comprising two receptions, a ground floor bathroom and a bright and airy open-plan kitchen/diner extension. Sliding doors open out onto a sunny east facing garden.

Benefiting from two large double bedrooms with built-in wardrobes upstairs, alongside a single/study room and family bathroom on the first floor, there are an additional two bedrooms plus family bathroom in the converted loft with copious eaves storage. Enviably located a stone's throw away from Morden Northern Line Tube and South Merton Thameslink, with a myriad of desirable schools and recreation grounds in close proximity, this is a superb family house purchase.



## WINDERMERE AVENUE, SW19

Approx. Gross Internal Floor Area

1867 Sq. ft/173.48 Sq. m (Incl. RHH and Garage)

1477 Sq. ft/137.26 Sq. m (Excl. RHH and Garage)

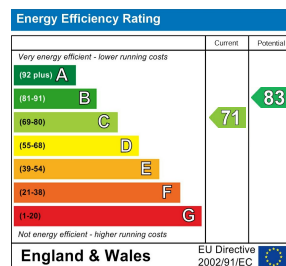


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PROPERTY MARKETING

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.

- Extended Family Home
- Five Bedrooms & Three Bathrooms
- In Excess of 1800 sq ft
- Off Street Parking & Garage
- Desirable Merton Park Location
- Close to Outstanding Schools and Northern Line Tube
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - F



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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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