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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.  
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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.

This plan is for guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



**32 Aylward Road,  
Merton Park, SW20 9AF**

**£950,000 Freehold**

A spacious, natural four bedroom, end terrace mock Tudor style family house situated in a much sought after residential location, convenient for the excellent shopping and transport facilities of both Wimbledon Chase, Wimbledon and Morden. No Onward Chain.

- Four Bedrooms
- Living Room
- Extended Kitchen
- Garage
- Large Rear Garden
- Bathroom (Currently Arranged as Wet Room)
- Dining Room
- Downstairs W.C.
- Front Garden
- No Onward Chain

020 8016 9700

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Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

**Location**

The property is situated in a popular residential area, convenient for the shopping and transport facilities at both Wimbledon Chase and Morden. The green spaces of Mostyn Gardens are close at hand together with the well regarded Rutlish School. Further transport connections, shopping and leisure facilities can be found in Wimbledon and Raynes Park.



**Description**

A well loved home that has been in the same family's ownership for approaching 100 years. This natural four bedroom property provides space and adaptable living accommodation throughout. Being an end of terrace house, the property allows for side access, wide garden and the added benefit of having a garage to the rear of the garden with secure rear access. There is huge potential to extend further into the loft and on the ground floor, subject to planning approval. An early appointment to view is recommended!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.