

WINDERMERE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1652 SQ FT- 153.5 SQ M
(EXCLUDING EAVES)



FOR ILLUSTRATION PURPOSES ONLY

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. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. 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.



**76 Windermere Avenue,
Merton Park, SW19 3ER**

£1,400,000 Freehold

Discover this delightful 4/5 bedroom detached house nestled in the sought-after neighbourhood of Merton Park. Offering a harmonious blend of comfort and potential, this property is perfect for families looking to create their dream home. This property also presents an excellent investment opportunity, with tenants in place until December 2025 offering lucrative monthly rental income.

- Versatile Living Space
- Off-Street Parking
- Well-Maintained Condition
- Detached House
- Four/Five Bedrooms
- West-Facing Garden
- Potential to Extend STPP
- Current Rental In Place Until 2025
- Excellent Schools Close At Hand
- Large Kitchen/Dining Room

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

Location

In the heart of Merton Park, within a few minutes walking distance of tranquil open spaces such as the popular John Innes Park, Mostyn Gardens and Kendor Gardens. An ideal family home with the property being situated within the catchment area for the sought after Merton Park Primary School and is close to the Old Rutlishians' offering rugby, cricket and football. With easy access to the Northern Line, Thames Link and Tram services.

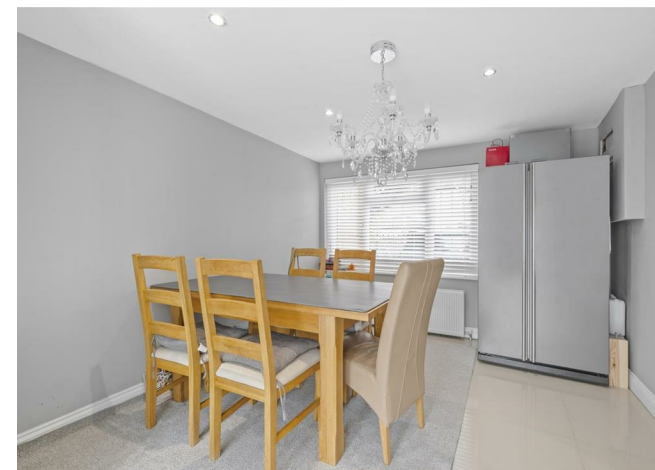


Description

On the ground floor the house comprises: Spacious reception room with direct access to garden, kitchen/dining room, bright conservatory, two bedrooms which could also be adaptable to home office if required, w/c. The first floor comprises three spacious bedrooms, one of which has an en suite and a separate family bathroom.



The property benefits from a large wrap around garden and off street parking.



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	82
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ 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.

