



## Windermere Avenue, SW19

£950,000

A four double bedroom, mid-terrace family home complete with off street parking. The house, approaching 1600 square feet in total, has already been extended in to the loft and to the rear, with a large studio in the garden.

The property is located near to Rutlish School and enjoys commanding views over the playing fields. Within close proximity to excellent transport links, including the Northern Line, Thameslink and the catchment area for Merton Park Primary School.

### Features

- Mid Terrace
- Four Bedrooms
- Two Bathrooms
- Impressive Rear Garden
- Large Garden Studio
- Off Street Parking



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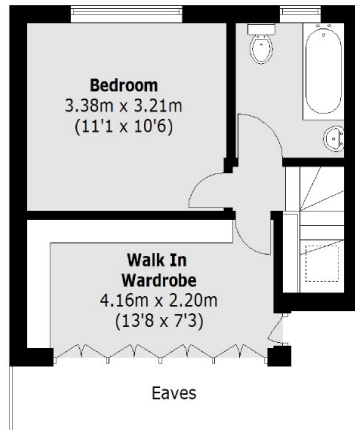
The ground floor has a large double reception room to the front with a period bay window. The rear of the house has been extended and consists of your fully fitted kitchen with separate dining room, perfect for entertaining.

The first floor of the house has three bedrooms and a family bathroom, with the loft having been converted to offer a large double bedroom, walk in wardrobe and separate shower room.

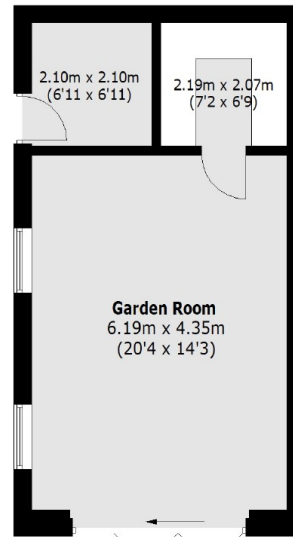
The garden is a decent size and has been landscaped in parts, including a decked area for barbeques and a lawn in the middle. A studio has been constructed measuring in excess of 400 square feet.



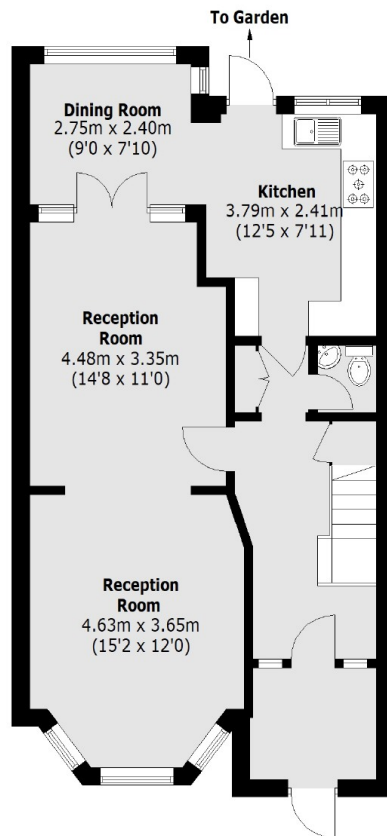
# Windermere Avenue, London, SW19



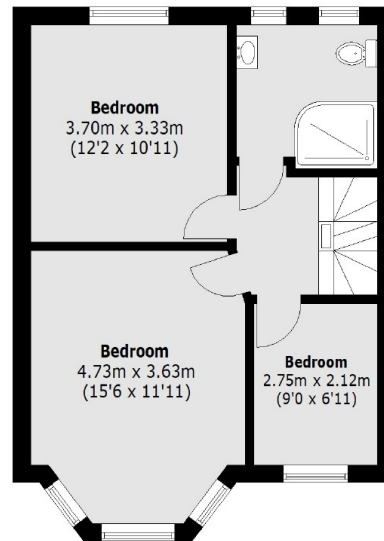
**Second Floor**



**Outbuilding**  
(Not Shown In Actual  
Location / Orientation)



**Ground Floor**



**First Floor**

Total area (approx.): 142.9 sq. m (1,537.9 Sq. ft)  
(Excluding Eaves)  
Outbuilding: 37.3 sq. m (401.4 Sq. ft)