



## Melbourne Road, SW19

£1,250,000

Melbourne, is a five bedroom, two bathroom, end of terrace Edwardian house, located within Old Merton Park. There is a garage with access from Kirkley Road and the ability to further extend the rear.

Melbourne Road is regarded as one of the most desirable in the renowned 'Australias', situated close to Wimbledon Town Centre. Moments away from the northern and district line tube, tram line and outstanding local schools.

### Features

- Five Bedrooms
- Two Bathrooms
- End Of Terrace
- Garage With Side Access
- Edwardian
- Quiet Tree Lined Street





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The ground floor is organised with a large front reception room, a dining room and a separate galley kitchen. To the rear of the house there is a cloakroom and a brick built extension. There are French doors that lead to the paved garden, with direct access in to the garage.

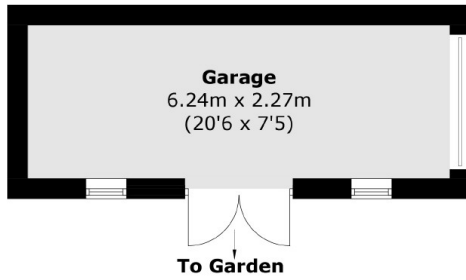
The first floor has three bedrooms and a family bathroom, the two doubles both have built in wardrobes. The loft has been converted to five a five bedroom, two bathroom house overall, giving the perfect foundations for a family home.

The house is end of terrace and believed to be the first house built on the road, with the end of terrace aspect and corner plot garden and garage, renovation works and further extension works are ultra convenient to conduct.

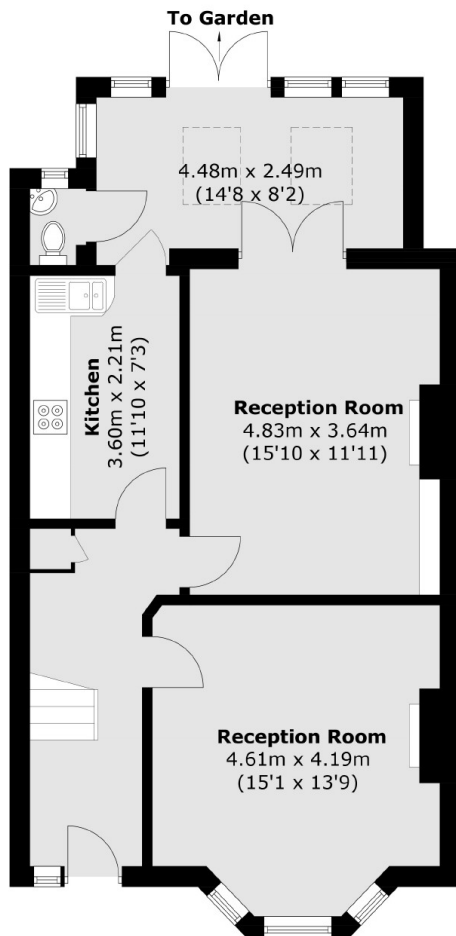




# Melbourne Road, London, SW19

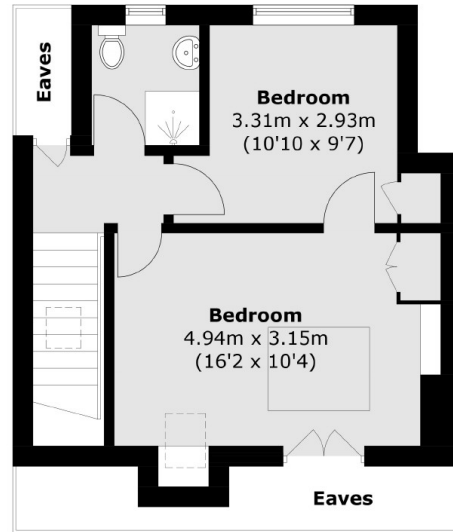


(Not Shown In Actual  
Location / Orientation)

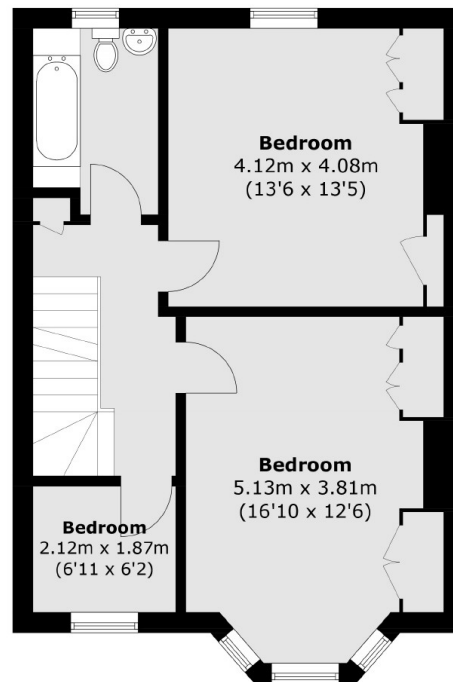


## Ground Floor

Total area (approx.): 156.8 sq. m (1,687.8 sq. ft)  
Garage: 14.4 sq. m (155.0 sq. ft)  
(Excluding Eaves)



## Second Floor



## First Floor