

**SW19**

*it's all in the postcode...*



## Brooklands Avenue

**£1,090,000**

- Four bedroom family home
- Sought after Cul De Sac
- Near to Earlsfield over ground train
- Close to District line Tube station
- Near to Wimbledon Park primary school
- South West facing garden
- Council tax Band E
- EPC Rating D



020 8544 2828

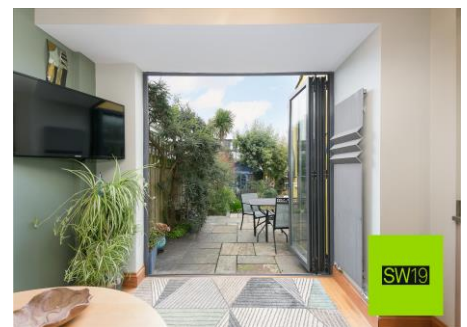
Wimbledon: Wimbledon Park: Colliers Wood

[www.SW19.com](http://www.SW19.com)

SW19 Estate Agents Ltd. Is registered in England & Wales No. 05508737

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Beautifully presented and thoughtfully extended, four bedroom, two bathroom end of terrace family home is ideally situated within a highly sought after residential cul-de-sac. Offering generous and well balanced accommodation throughout. The home is perfectly positioned within close proximity to the highly regarded Wimbledon Park Primary School, making it an excellent choice for families. The spacious master bedroom benefits from a well appointed and generously sized en-suite bathroom. The property has excellent connectivity, with both the District Line underground station and Earlsfield overground station within easy walking distance, offering convenient access into central London and beyond. Externally, the property boasts a charming and private south-west facing rear garden, ideal for outdoor dining, entertaining, or relaxing in the afternoon and evening sun. A spacious garage provides valuable storage or parking, adding to the overall practicality of the home, making this lovely home an ideal choice for families seeking space, convenience, and a prime location.



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ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY

ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

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These particulars are for guidance only and should not be relied upon as a statement or representation of fact. All measurements given are approximate only and should not be relied upon for ordering carpets, equipment etc. Purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained within. Neither SW19 estate agents ltd or related companies or their employees can confirm structural conditions of the property or that any appliances or other facilities are in working order. Purchasers are strongly recommended to arrange their own survey.

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