



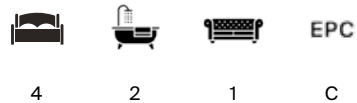
MELROSE AVENUE

Wimbledon, SW19



MELROSE AVENUE

An immaculate Four bed Edwardian family home situated on a popular street within the sought after Southfields Grid.



Local Authority: London Borough of Merton

Council Tax band: F

Tenure: Freehold

Guide Price: £1,650,000



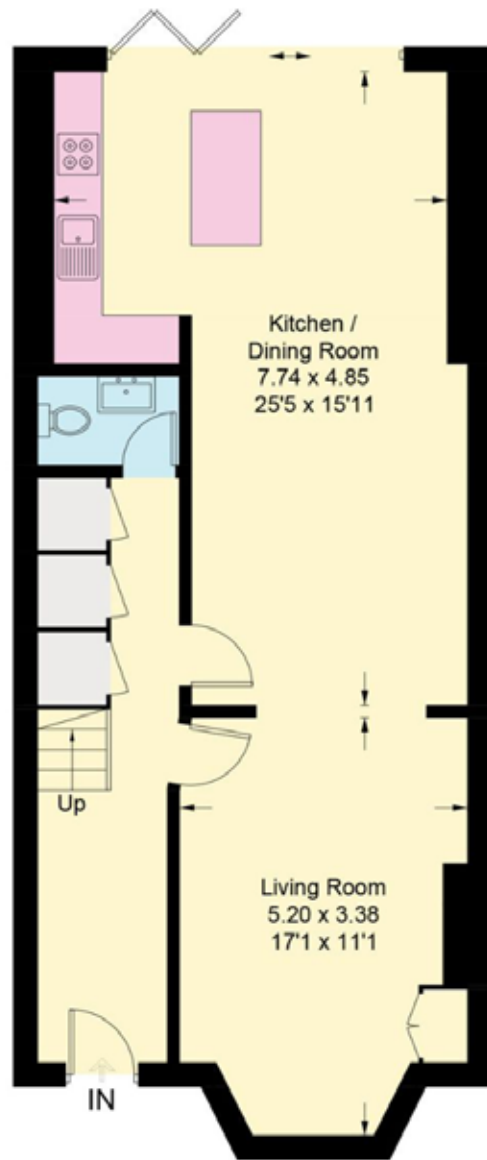
ABOUT THE PROPERTY

A stunning example of an Edwardian family home, beautifully presented throughout and located in this highly desirable Southfields Grid location. The property has been extensively refurbished and is offered in immaculate condition. The ground floor features a generous open plan kitchen/living space with a full rear extension, creating an impressive family and entertaining area. There is also a downstairs WC and a separate utility cupboard. Bi folding doors lead out to a lovely west facing garden. On the first floor, there are three bedrooms, two excellent sized doubles with built in wardrobes, along with a well proportioned third bedroom and a modern family bathroom. The top floor boasts a fantastic primary bedroom suite with its own ensuite bathroom and walk in wardrobe.

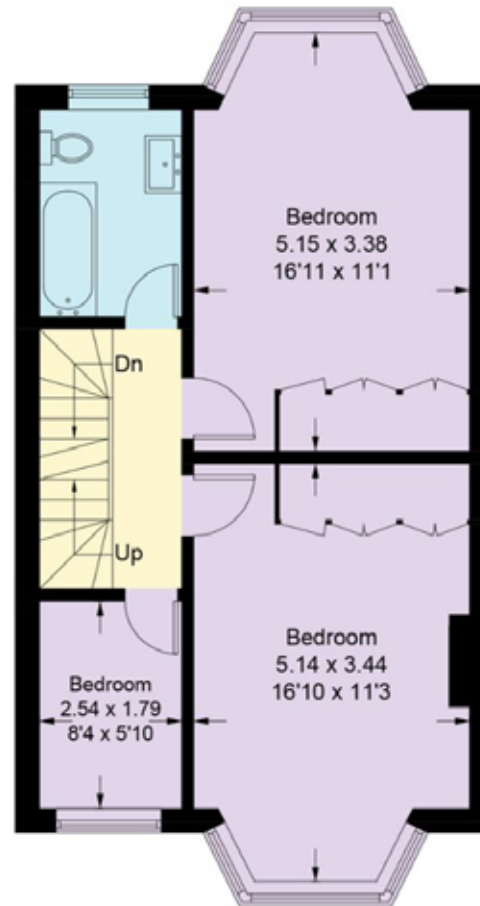




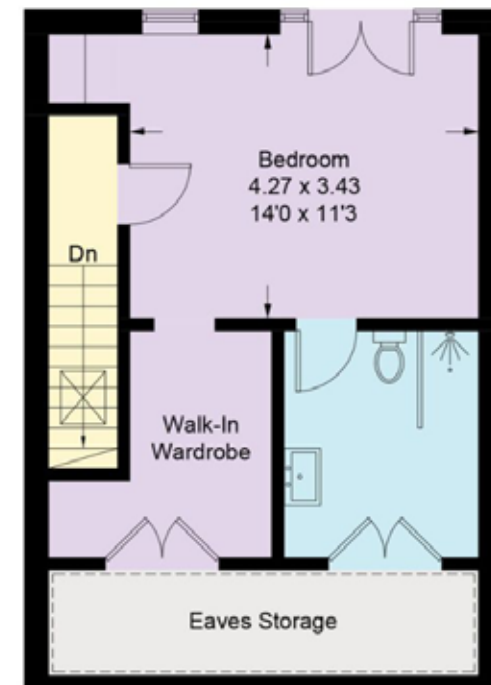
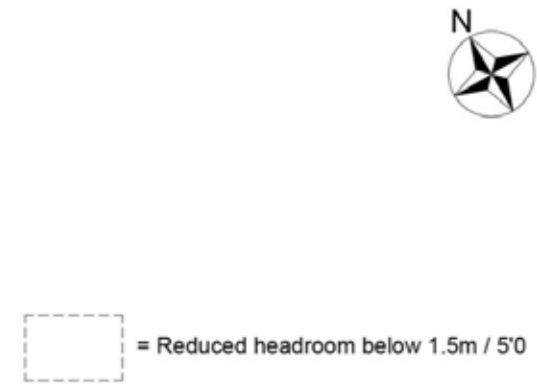




Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area = 149.9 sq m / 1613 sq ft
 Eaves Storage = 6.9 sq m / 74 sq ft
 Total = 156.8 sq m / 1687 sq ft

This plan is for layout guidance only. 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. (ID767266)

We would be delighted
to tell you more.

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