



**TOOMEY**  
ESTATE AGENTS



## 2 Stratton Road Merton Park

**£1,000,000**  
Freehold

\*\*\*A Rarely Available End-of-Terrace Home with Exceptional Potential – No Onward Chain\*\*\*

We are delighted to present this rarely available end-of-terrace home, ideally positioned on a highly sought-after road and offering generous living space with outstanding future potential.

The ground floor accommodation comprises two well-proportioned reception rooms, a fitted kitchen, and a bright conservatory overlooking the garden. Additional benefits include double glazing, gas central heating and a garage conveniently located to the rear of the property.

Externally, the property offers excellent scope to extend (subject to the necessary planning permissions), making it a fantastic opportunity for buyers looking to modernise, personalise and add value.

Offered to the market with no onward chain, this home presents an exciting opportunity not to be missed.



- No Forward Chain • Two Receptions • Fitted Kitchen • Three Bedrooms • Conservatory • Garage to Rear

#### Living Room

UPVC double glazed curved bay window, gas central heating radiator, feature gas fireplace, original flooring

#### Dining Room

UPVC double glazed patio doors leading to the conservatory, gas central heating radiator, feature gas fireplace, original flooring

#### Kitchen

UPVC double glazed door leading into the conservatory, range of base/eye level units, 1 1/2 stainless steel sink/drainers, fitted electric hob and double oven, extractor hood, plumbing for washing machine, vinyl flooring

#### Conservatory

UPVC double glazed door leading out to the garden, vinyl flooring

#### Bedroom 1

UPVC double glazed curved bay window, gas central heating radiator, picture rail, original flooring

#### Bedroom 2

UPVC double glazed window, gas central heating radiator, picture rail, original flooring

#### Bedroom 3

UPVC double glazed window, gas central heating radiator, picture rail, original flooring

#### Bathroom

UPVC double glazed window, gas central heating radiator, vanity hand basin, low flush wc, panel enclosed Jacuzzi bath, walk in shower cubicle, cupboard housing boiler, vinyl floor

#### Front Garden

Mainly laid to lawn with mature flowerbeds

#### Rear Garden

Paved area leading onto lawn, mature flowerbeds, side access gate, garage

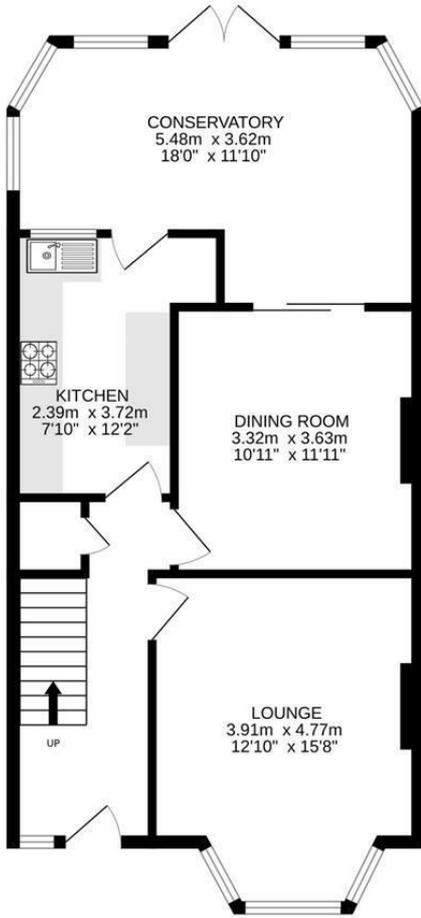
#### Garage

Up and over door, internal door to garden

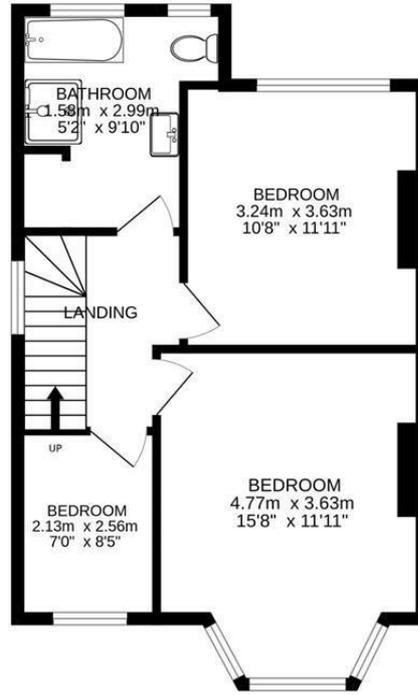


- Potential to Extend SSTP • Highly Sought After Road





Ground floor  
60.7 sq.m. (654 sq.ft.) approx.



1st floor  
43.9 sq.m. (472 sq.ft.) approx.

TOTAL FLOOR AREA: 104.6 sq.m. (1126 sq.ft.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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