



SPRINGFIELD AVENUE

Wimbledon, SW19



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A beautifully refurbished and fully extended, wider than average four bedroom family home, ideally positioned on this highly sought after residential road in Merton Park.



Local Authority: London Borough of Merton

Council Tax band: F

Tenure: Freehold

Guide Price: £1,250,000

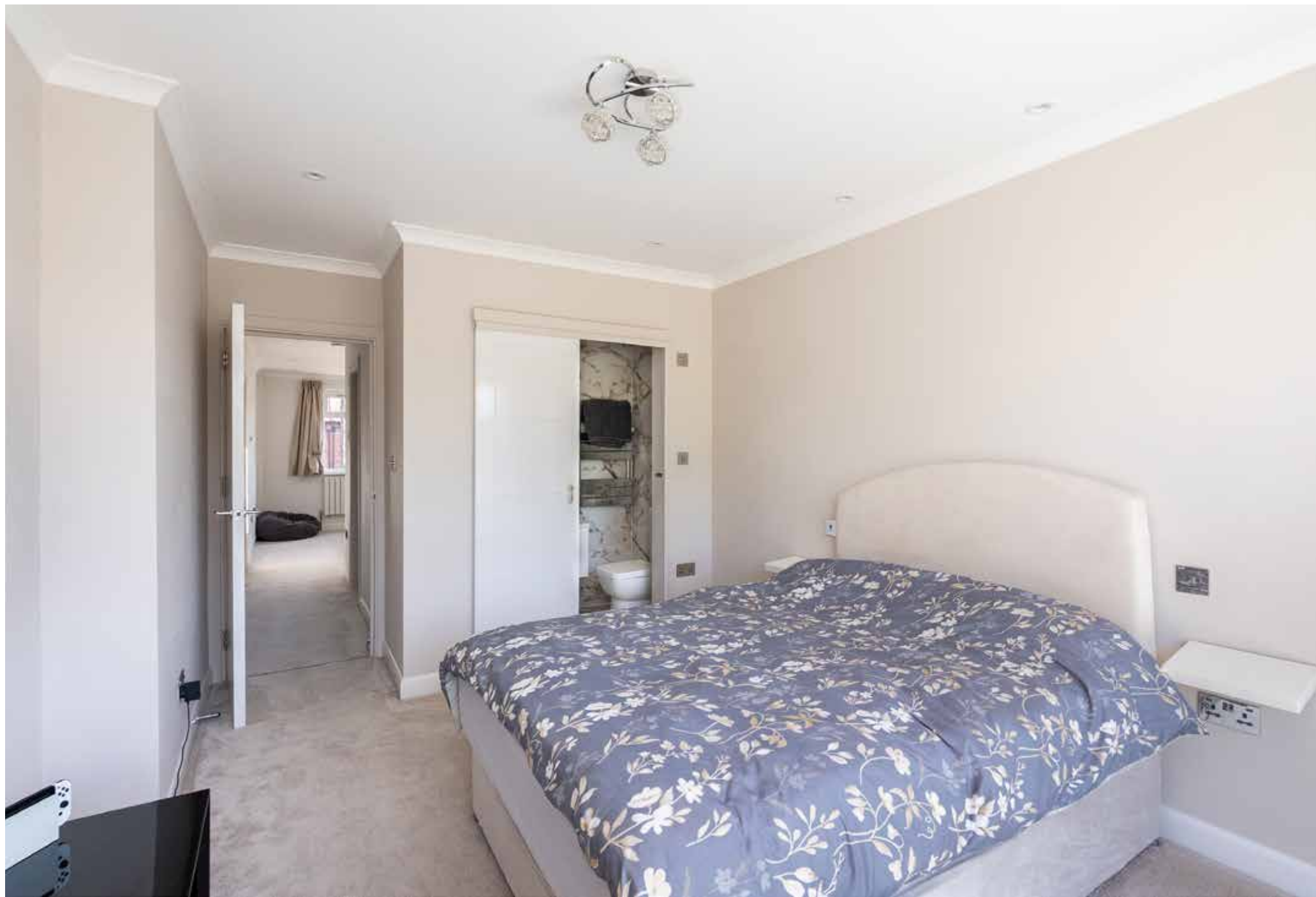


ABOUT THE PROPERTY

On entry, the property welcomes you with a spacious entrance hall leading to a separate reception lounge and an impressive extended kitchen/family room, finished to an exceptional standard and featuring fully integrated appliances. The accommodation comprises four well proportioned double bedrooms with fitted storage, along with a separate study area, making the home ideally suited to modern family living and home working. The top floor is dedicated to a luxurious principal bedroom, complete with a stylish en suite Lusso Stone bathroom. Further benefits include three beautifully presented bathrooms in total, a downstairs WC, and excellent storage throughout the house. Externally, the property boasts a 47 foot south facing rear garden, featuring a versatile garden studio ideal for a home office, gym or creative space. To the front, there is convenient off street parking for two cars.











PROPERTY LOCATION

Positioned on a wide and attractive residential street, the property enjoys an excellent location with a strong sense of community and convenience. A range of local amenities, cafés and everyday shops are close by, while nearby green open spaces, including Morden Hall Park, provide excellent recreational opportunities.

Transport links are particularly strong. Wimbledon Chase, South Merton and Morden stations (Northern Line) are all within comfortable walking distance, while Wimbledon station, offering mainline rail services and the District Line, is also easily accessible, providing swift and convenient connections into Central London. For drivers, the nearby A3 offers outstanding road connectivity both into and out of the capital.

The area is exceptionally well regarded for education. In addition to popular local state options such as Wimbledon Chase Primary and Merton Park Primary, the property is also conveniently located for a number of highly sought-after independent schools, including Wimbledon High School and King's College School, making this an especially appealing location for families.







Approximate Gross Internal Area = 194.1 sq m / 2089 sq ft
 Reduced Head Room = 2.6 sq m / 28 sq ft / Gym / Office = 29.9 sq m / 322 sq ft
 Total = 226.6 sq m / 2439 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)

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