

Grasmere Avenue Merton Park, SW19 3DY

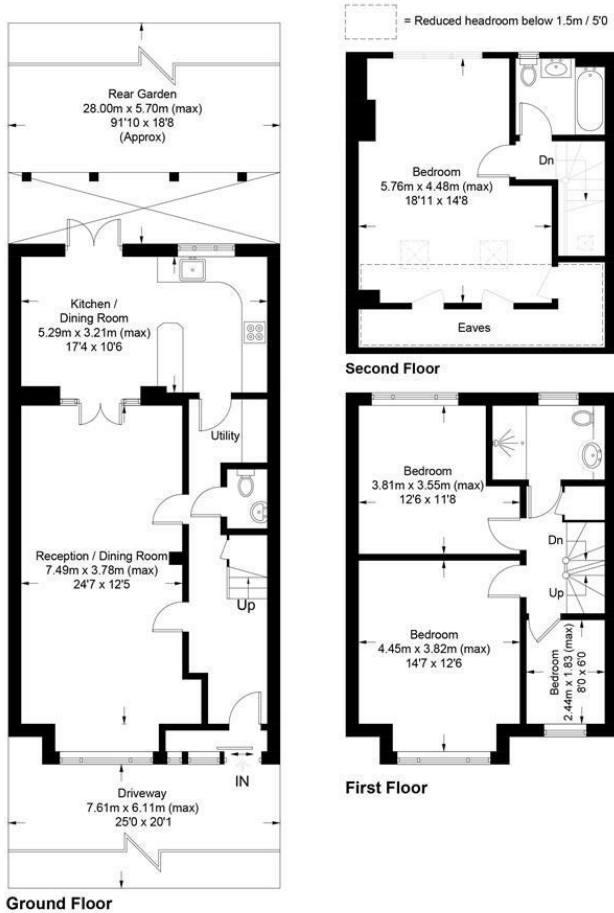
£950,000 Freehold



A fantastic fully extended, four bedroom end of terrace house with a spacious 90 foot garden. Offered for sale in the highly sought after Merton Park. Located close to transport links and good local Primary Schools. This property comes with parking and is very well presented throughout. This is a superb property for any families looking for a home that is ready for them to move straight into in the area.

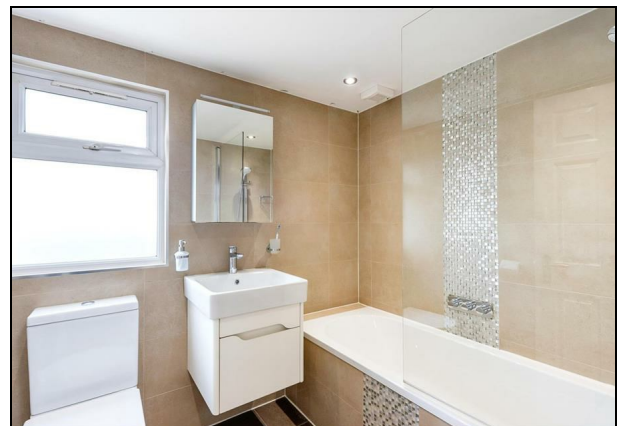
Grasmere Avenue, SW19

Approximate Gross Internal Area = 144.4 sq m / 1554 sq ft



This floor plan is for representation purposes only and is not drawn to scale.
The Gross Internal Area includes outbuildings shown on the plan.
Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- End of Terrace House
- Off Street Parking
- Merton Park Location
- Four Bedrooms
- Two Bathrooms
- Nearby Transport Links
- Good Local Schools
- Near to Primary Schools
- EPC Rating : TBC
- Merton Tax Band : F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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