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SANDBOURNE AVENUE, RAYNES PARK

GUIDE PRICE £795,000



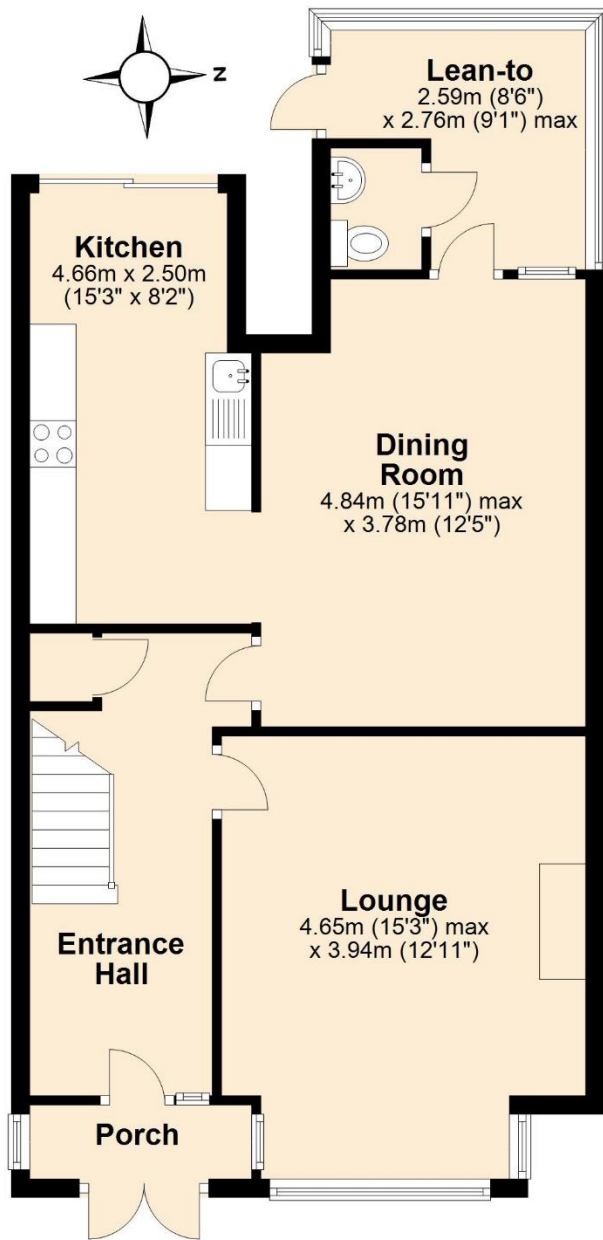






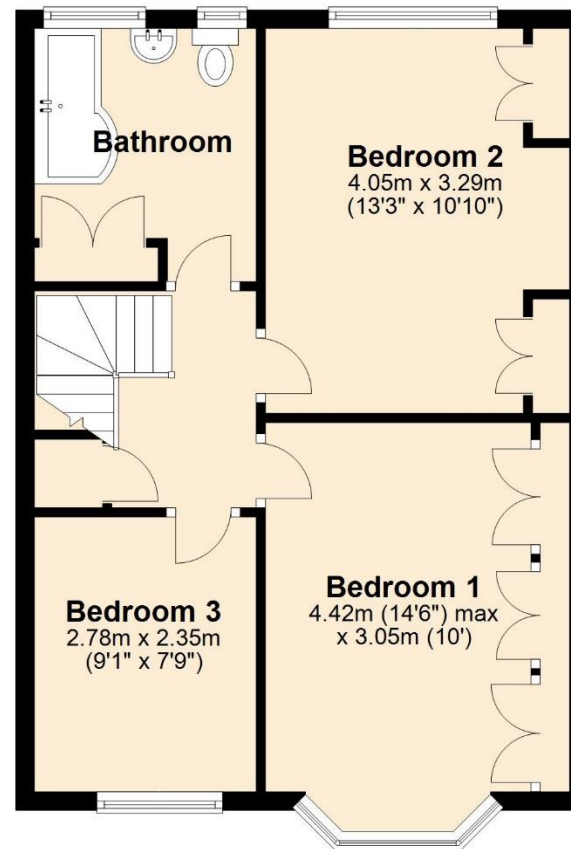
Ground Floor

Approx. 66.3 sq. metres (713.5 sq. feet)



First Floor

Approx. 47.7 sq. metres (513.0 sq. feet)



Total area: approx. 113.9 sq. metres (1226.5 sq. feet)

These drawings are for representational purposes only. Drawn by Brian Blunden.
Plan produced using PlanUp.

- ❖ THREE BEDROOM TERRACE HOUSE
- ❖ CHAIN FREE
- ❖ POPULAR MERTON PARK AREA
- ❖ PRIVATE WEST FACING REAR GARDEN
- ❖ WELL DECORATED AND SMARTLY PRESENTED
- ❖ SCOPE TO EXTEND TO BOTH REAR & LOFT (STPP)
- ❖ 0.4 MILES FROM THE NORTHERN LINE
- ❖ ONE MILE FROM WIMBLEDON MAINLINE TRAIN STATION
- ❖ EXCELLENT CHOICE OF LOCAL SCHOOLS
- ❖ EPC EER D

**** Chain Free ** West Facing Rear Garden ** Scope to Extend (STPP) **** A smartly presented three-bedroom terrace house situated on this tree-lined residential road in the desirable Merton Park area of Wimbledon, and conveniently located only 0.4 miles from the Northern line tube & approximately one mile from Wimbledon mainline train station.

This bright & spacious home is offered to the market chain free, it is well decorated, and it boasts both gas central heating and double glazing almost entirely throughout. To the front of the house there is a sizeable front garden with potential to create a driveway (Subject to the usual permissions) and to the back there is a smartly landscaped west-facing garden with excellent rear access down the access lane. This property will offer the future owner ample scope to loft extend and to develop the back of the house (STPP).

The accommodation comprises two large double bedrooms, each with a full range of fitted wardrobes, a 9'1 x 7'9 third bedroom, a smartly presented family bathroom suite, a porch entrance with a generous hallway, a spacious bay-fronted living room with feature mantelpiece, a full-sized dining room, a 15'3 fitted kitchen, and a small lean-to for added storage.

Furthermore, this property sits moments away from the outstanding rated Merton Park Primary, it is nearby the local Tram stop, and is within walking distance of several local parks. We feel that this property will make an excellent family home.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		