

GRASMERE AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
1765 SQ FT- 164.0 SQ M



FOR ILLUSTRATION PURPOSES ONLY
THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

This plan is for guidance only. Drawn in accordance with RICS guidelines. 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.



26 Grasmere Avenue,
Merton Park, SW19 3DX

Offers In Excess Of **£1,000,000**
Freehold

Fuller Gilbert are delighted to offer for sale, with no onward chain, this truly stunning four bedroom, two bathroom family house with superb kitchen/family room and good size garden. Early Viewing is highly recommended.

- Four Bedrooms
- Front Reception Room
- Utility Room
- Family Size Garden
- Excellent Presentation
- Two Bathrooms
- Superb Kitchen/Family Room
- Guest Cloakroom
- Off-Street Parking
- Very Convenient Location

020 8016 9700

www.fullergilbert.co.uk

Wimbledon Village Sales, 95 High Street, Wimbledon Village, London, SW19 5EG

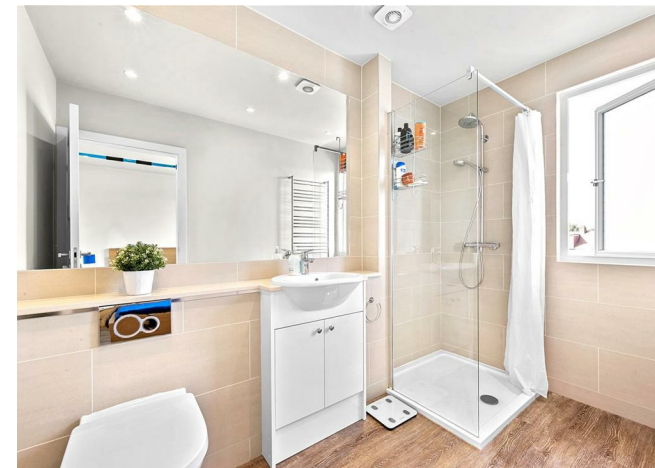
Location

On a pretty tree lined road, within easy reach of tranquil open spaces such as the popular John Innes Park, Mostyn Gardens and Kendor Gardens and is close to the Old Rutlishians' offering rugby, cricket and football. With access to the Northern Line, Thames Link and Tram services.



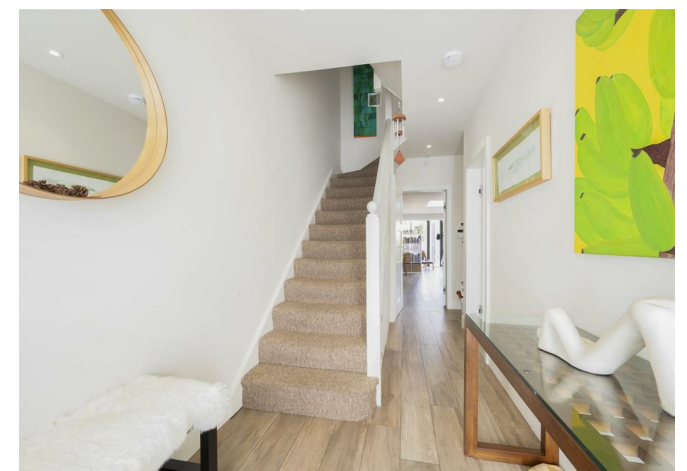
Description

This truly superbly presented property is approached via the front garden which also provides off street parking. On the ground floor, which has a underfloor heating, there is a good size front reception room, utility room, W.C. and a superb kitchen/family room with bi-fold doors leading to a well maintained family size rear garden. On the first floor there are three bedrooms and family bathroom. The loft has been converted to provide a superb principal bedroom and shower room.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		74	
(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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given. Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.