



**PETRAS
PROPERTY**



80 Merton Road, London, SW18 5SR

£1,250,000

A fine looking semi-detached Victorian town house located on Merton Road.

It has been much loved and the ground floor area has been tastefully refurbished throughout by the current owners. The house would suit a growing family perfectly.

The kitchen offers a recently fitted Hacker German made kitchen with Siemens appliances, Silestone natural stone matt worktops and Maxlight skylights making the room beautifully light. The sliding doors lead onto the fabulous landscaped garden, which has a side access to the front of the house and a shed providing generous and secure storage. On the ground floor, there is a traditional double reception room with engineered natural oak flooring and underfloor heating throughout (which includes the kitchen and the hall area) and a natural marble gas fireplace. The entrance hall has been widened to create additional space as you enter the house. There is also a W.C. on the ground floor.

There are four bedrooms split over the top two floors with two bathrooms, including one ensuite. There is potential to extend out the rear first floor, above the current family bathroom, subject to the necessary consents. Planning permission had previously been granted but has since expired. There is also a large loft, which offers plenty of storage space.

Merton Road is well placed for some excellent local schools, King George's Park, Southside shopping centre and all the amenities of Wandsworth Town as well as easy access to both Putney and Southfields.

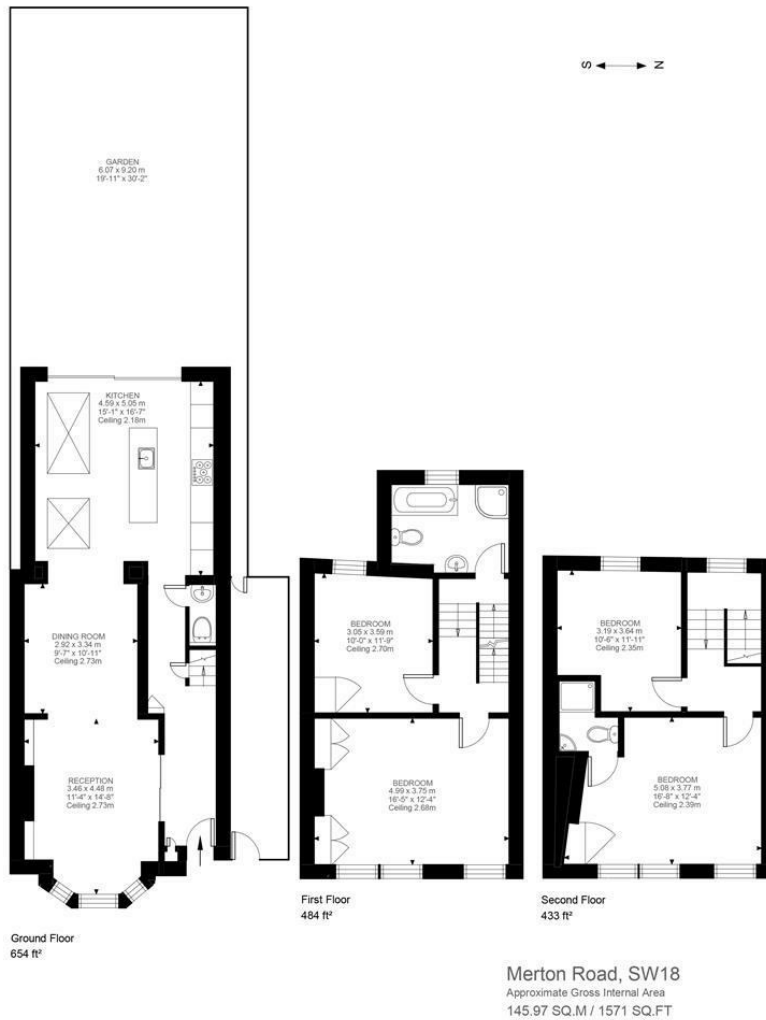


Illustration for identification purposes only. Not to scale.
Floor Plan Drawn According To RICS Guidelines.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) 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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.