



A superb five bedroom family house in Merton Park

Sandbourne Avenue, Wimbledon, London, SW19

Freehold





Five bedrooms • Two bathrooms • Superb garden • Off street parking • Large garage • Chain free

Local Information

Sandbourne Avenue is in Merton Park just 300m from Kendor Gardens. It is within 0.6 mile approx from Morden Underground Station on the Northern Line, Merton Park tramlink and South Merton Southern British Rail which provides direct access to Wimbledon and Central London. There is a great selection of sought after local schools such as Rutlish and Merton Park Primary nearby. The Old Rutlishians Sports Club is also just 0.3 miles away.

The beautiful Morden Hall National Trust Park is also just 480m away. Morden town offers a range of shops, supermarkets and local amenities.

Source of distances Google Pedometer
All measurements are approximate.

About this property

Adjoining the lovely Kendor Gardens in Merton Park this is a delightful five bedroom family house.

The property is double glazed throughout and features excellent hardwood flooring in both reception rooms and bedrooms. The ground floor comprises a spacious tiled entrance hall with a stained-glass window and storage. There are reception

rooms to the front and to the rear opening onto a large architect designed conservatory with double doors to the secluded rear garden. The kitchen is well appointed with granite worktops and there is access to the garden. The ground floor can be easily converted to include an open plan kitchen and a family room.

The first floor has three bedrooms and a family bathroom. The second floor has two bedrooms and a further full bathroom. There are excellent views over Kendor Gardens behind the property and beyond to the 125 acres of Morden Hall Park (National Trust) with an entrance just 480m away. The park offers a wonderful open space to walk and cycle and has an adventure playground, cafes and a garden centre.

The landscaped rear garden is walled, has raised flower beds and a limestone border. Towards the bottom of the garden is a detached double garage, rear access and further storage. The front garden provides off street parking.



Tenure
Freehold

Local Authority
Merton

Energy Performance
EPC Rating = D

Viewing

All viewings will be accompanied
and are strictly by prior
arrangement through Savills
Wimbledon Office.
Telephone:
+44 (0) 20 8971 8111.





Sandbourne Avenue, Wimbledon, London, SW19
Gross Internal Area 1810 sq ft, 168.2 m²

Dan Miller
Wimbledon
+44 (0) 20 8971 8111
dan.miller@savills.com



Sandbourne Avenue, SW19

Approximate Gross Internal Area 1810 sqft (168.2 sqm)
Garage/Storage 361 sqft (33.5 sqm)



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. (ID688112)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	56	77
(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, Scotland & Wales		
EU Directive 2002/91/EC		

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20210429PYTN

