

Keswick Avenue, Merton Park, London

£1,325,000
Freehold

Hawes & Co

3 Bedroom House

- Entrance hall
- Reception room – approximately 15'10" x 13'6"
- Dining room – approximately 16'0" x 11'9"
- Kitchen – approximately 16'7" x 9'8"
- Conservatory – approximately 12'3" x 11'2"
- Bathroom/WC
- Access to substantial rear garden
- Garage – approximately 18'5" x 8'6"
- Bedroom – approximately 15'7" x 11'10"
- Bedroom – approximately 15'9" x 11'8"
- Bedroom – approximately 9'11" x 9'7"
- Bathroom/WC
- Large Rear Garden
- Front Gardens with Off Street Parking
- Potential to Extend (STPP)
- Chain Free
- EPC: D
- Council Tax Band - F
- Tenure - Freehold

Other important information which you will need to know about this property can be found at **hawesandco.co.uk**







A substantial three-bedroom semi detached family residence built in 1926, set on a generous plot with a large rear garden and a separate garage. Offering huge potential for further enlargement, reconfiguration and redevelopment, subject to planning permission and the necessary consents.
The existing accommodation extends to approximately 1,550 sq ft (144 sq m), excluding the 157 sq ft (14.6 sq m) garage, and currently provides three well-proportioned bedrooms, two reception rooms, a dining room, kitchen, conservatory and bathroom/WC facilities. The ground floor offers excellent entertaining and family space, with a generous reception room, separate dining room and conservatory overlooking the exceptionally spacious rear garden. The first floor provides three double bedrooms, together with bathroom facilities. Keswick Avenue is a sought after residential road within the popular Merton Park area, offering a desirable south-west London setting with access to local shops, schools, parks and transport links. Merton Park, Wimbledon and the surrounding areas are renowned for their attractive residential streets and strong demand from families and professionals, making this an appealing location being well served by good local schools for all ages including the sought after Merton Park Primary School.







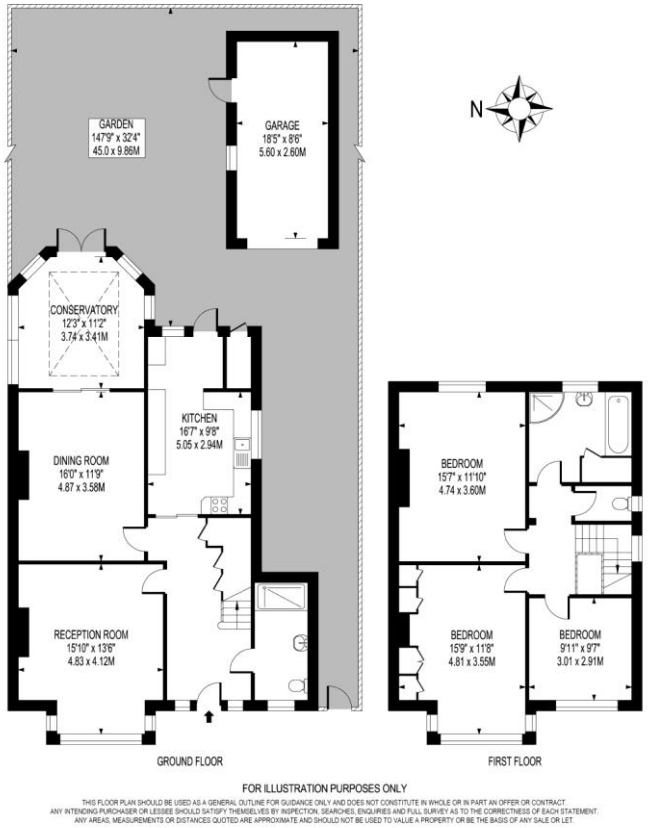






KESWICK AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA : 1550 SQ FT - 144.0 SQ M
(EXCLUDING GARAGE)
GARAGE AREA : 157 SQ FT - 14.60 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.

Hawes & Co Wimbledon Broadway
020 8542 6600
wimbledon@hawesandco.co.uk

91 The Broadway
London, SW19 1QE

@hawesandcoestateagents

@hawesandco

Hawes & Co is a trading name, independently owned and operated under licence from LSLi Limited by EAHAW Ltd (company number 08704006), registered in England and Wales at 44 Coombe Lane, London, England, SW20 0LA. We are members of The Property Ombudsman (TPO), there to protect your interests and we abide by the TPO code of conduct. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Hawes & Co.

IMPORTANT NOTE TO PROSPECTIVE PURCHASERS: Should an offer be accepted but prior to the memorandum of sale being issued, please note that to legally conform to The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out checks on all parties purchasing a property. We use the services of a third party, Lifetime Legal, who will contact you directly to do this. They will need your full name, date of birth and current address, and company information if the parties purchasing is a company. The Lifetime Legal check will search several different databases including the electoral roll and will require that you undertake an electronic check using a smart phone. Occasionally, additional information or documentation may be requested to support the process. There is a charge of £60 including VAT for this process. We are unable to issue a memorandum of sale or withdraw the property from the market until the checks are complete. During the selling and buying process you may be asked by your solicitor, mortgage provider or estate agent to confirm your identity again – this is perfectly normal but each is an independent check.