



24 Melrose Road, London SW19 3HG  
**Offers in the region of: £1,350,000**

*Freehold*

EPC Rating:

Council Tax Band:





## 24 Melrose Road, London, SW19

Offers in the region of: £1,350,000

Location, location, location meets architectural significance.....

This rarely available and larger than average three double bedroom, two washroom extended 'Brocklesby' built family home with detached garage is situated within what is widely regarded as one of Merton Park's premier roads nestled in the John Innes Conservation Area, within close proximity to Merton Park Tram Stop, South Wimbledon Underground Station (Northern Line), Wimbledon Station (District Line & South West Trains) and moments from Wimbledon Town Centre with its wide variety of amenities being extremely convenient. In addition, the property boasts a wealth of recreational spaces nearby, including John Innes Park, Church Lane Playing Fields and Dundonald Recreation Ground to name a few, all adding to the unique blend of convenience with peace and tranquility.

The striking architecture is further enhanced boasting many of the original characterful features in this forever home, which from every elevation, this house holds an imposing, attractive appearance. The property also benefits from local outstanding schools including Merton Park Primary School (Ofsted Outstanding) and Rutlish School (Ofsted Outstanding) both of which the property falls inside the catchment area.

Houses of this calibre are generational assets and once sold, they tend to stay off market for some time; act now to take part in the next chapter of this house's rich history and to be lucky enough to call this your home.



### **Front Garden**

With solid oak gate leading to a beautifully secluded garden, lawn, mature boundaries including shrubs and trees, circular feature flower bed and hard landscaped paved footpath leading to front door.

### **Entrance Hallway**

With solid wood front door, single glazed windows with secondary glazing to side elevation, radiator with stone mantle, power points, picture rails, stairs leading to first floor, understairs cupboard housing meters, fuse box and burglar alarm system, exposed wooden ceiling beams and internal doors leading to:

### **Formal Reception Room**

With UPVC double glazed bay window to front elevation, single glazed window to side elevation, radiators, power points, picture rail, solid brass faced feature fireplace with tiled surround and solid wood mantle and exposed wooden ceiling beams.

### **Second Reception Room**

With UPVC double glazed window to front elevation overlooking private front garden, radiators, power points, picture rail, feature fireplace, exposed wooden ceiling beams and door leading to:

### **Conservatory/Office**

With UPVC double glazed windows to rear elevation overlooking private rear garden, UPVC double glazed patio doors to rear elevation leading to private rear garden, fitted units including drawers and display cabinets with desk area, space for fridge freezer, exposed brick wall and door leading to:

### **Kitchen**

With a range of fitted wall and base level units, granite work surfaces, stainless steel double drainer sink unit with accompanying mixer tap, fitted double electric oven, fitted gas hob, fitted extractor hood, space for dishwasher, space for washing machine, UPVC double glazed windows to rear elevation overlooking private rear garden, single glazed window to side elevation, wall mounted gas combination boiler, exposed wooden ceiling beams and tile effect laminate flooring.





**Downstairs WC**

With frosted single glazed window to side elevation, tiled window sill, low level WC, wash hand basin with tile surround, heated towel radiator and laminate flooring.

**First Floor Landing**

With storage cupboard, power point, loft hatch with ladder attachment and internal doors leading to:

**Principal Bedroom**

With dual aspect UPVC double glazed windows to front and rear elevation overlooking private front and rear gardens, radiator, power points, picture rail and fitted wardrobes.

**Second Bedroom**

With UPVC 'tilt & turn' double glazed window to rear elevation overlooking private rear garden set in archway, radiator, power points and 'slide & hide' door leading to:





### **En Suite Washroom**

With suite comprising shower enclosure with overhead shower, low level WC, wash hand basin with accompanying mixer tap, part tiled walls and ceramic tile flooring.

### **Family Bathroom**

With suite comprising panel enclosed bath, electric shower over bath, low level WC, wash hand basin, frosted double glazed window to side elevation, fitted cupboard housing water tank and part tiled walls.



### **Third Bedroom**

With UPVC 'tilt & turn' double glazed window to front elevation overlooking private front garden set in archway, frosted double glazed window to side elevation, radiator, power points, picture rail and fitted wardrobes with sliding doors.





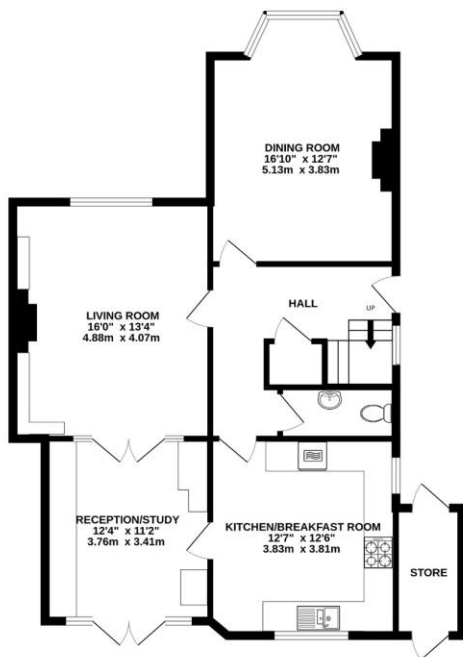
### **Rear Garden**

With patio area, lawn, fishpond with brick surround, mature boundaries with vast selection of mature specimen shrubs and trees, greenhouse, door leading to garden store with fitted shelving, power and light, paving slab walkway leading to 'secret garden' with patio seating area.

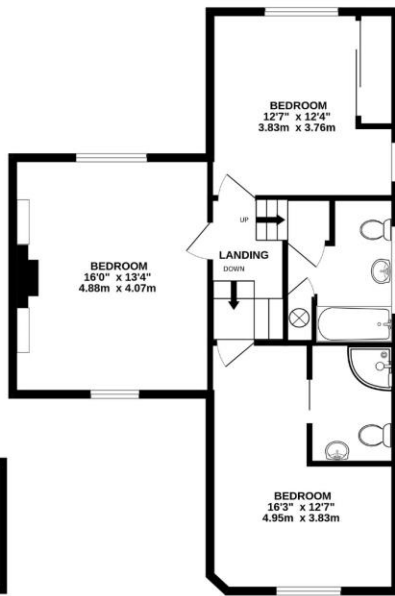
- **RESIDENTIAL SALES**
- **RESIDENTIAL LETTINGS**
- **PROPERTY MANAGEMENT**
- **FINANCIAL SERVICES**
- **LAND AND NEW HOMES**
- **CONVEYANCING**

**Your View...**

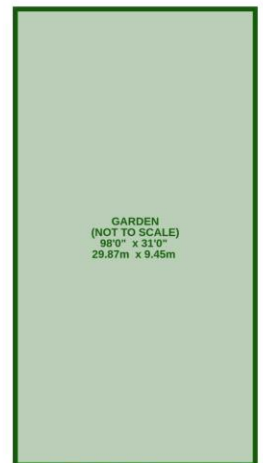
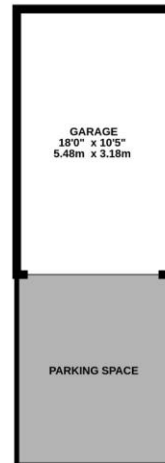
GROUND FLOOR  
891 sq.ft. (82.8 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



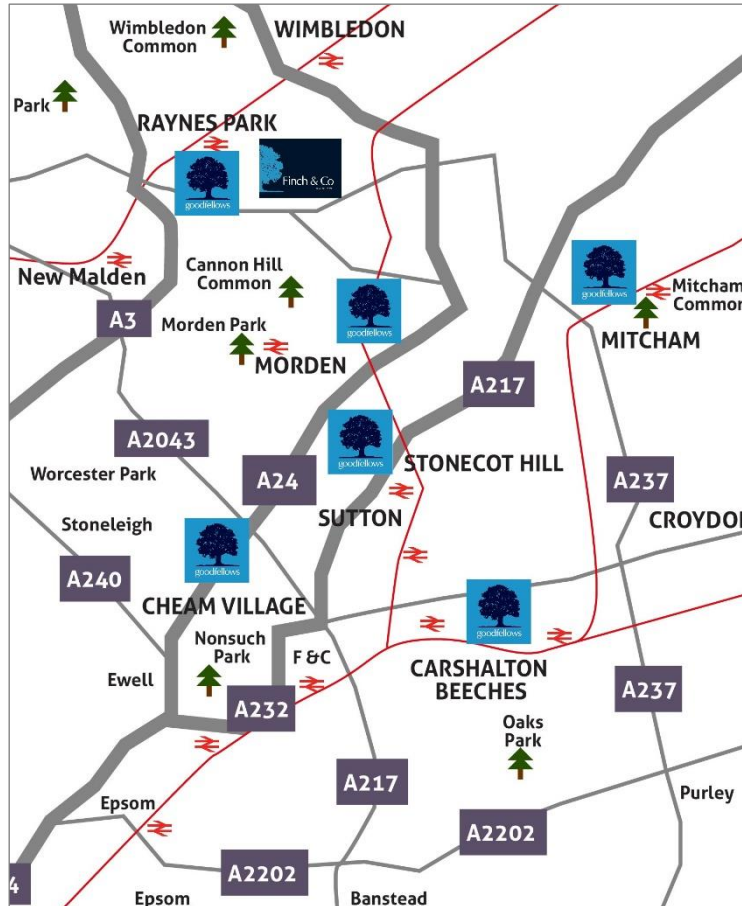
GARAGE  
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 1780 sq.ft. (165.3 sq.m.) approx.

Whilst care is taken in the production of this floorplan, its intended use is solely for layout guidance only to assist you when making a decision to physically view the property in person. Windows, door opening, appliances, fixtures & fittings are only approximate & not guaranteed. When making a legal commitment to purchase you should personally check all dimensions, shapes & room layouts before making a final decision that you may later be reliant upon.

# Goodfellows Branch Network



## Local Authority

## Referral Fees

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 Goodfellows.

## Draft Details

The above details have been submitted to our clients but at the moment have not been approved by them and we therefore cannot guarantee their accuracy and they are distributed on this basis. Please ensure that you have a copy of our approved details before committing yourself to any expense.

## Fixtures & Fittings

Fixtures and fittings other than those mentioned above to be agreed with the Seller.

## Boundaries

This extract is to identify the site mentioned in these Sales Particulars. The surrounding area may have changed since it was produced and, therefore, may not be an accurate reflection of the area around the property's boundary.

## All Measurements

All Measurements are Approximate

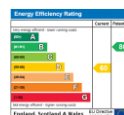
## Goodfellows - Morden

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For full EPC please contact the branch