



## Melrose Road

### 3 Bedroom House

**£1,200,000**  
**Freehold**

A truly magnificent semi-detached three bedroom John Brocklesby built arts and craft house in this highly desirable road within the Merton Park John Innes Conservation Area and close to the tranquil settings of John Innes Park. Wimbledon, Raynes Park and Morden Town Centres are within easy reach providing superb transport, shopping, and leisure amenities. The area is well served by popular local schools for all age groups and the Ofsted Outstanding Merton Park Primary School is conveniently located very nearby.

- Three Bedrooms
- Spacious Front Reception Room
- Kitchen
- Dining Room
- Downstairs Cloakroom
- Family Bathroom
- Separate WC
- Beautiful Extensive Landscaped Front and Rear Gardens
- Two Separate Detached Garages
- No Onward Chain
- Council Tax band G

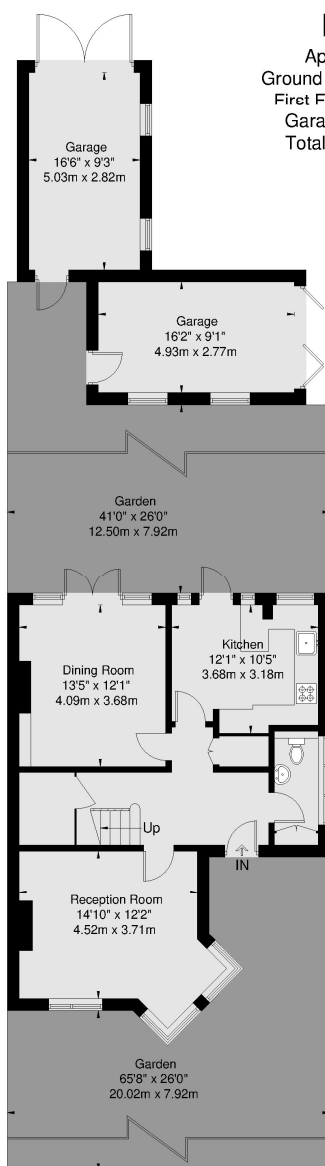
Other important information which you will need to know about this property can be found at [hawesandco.co.uk](http://hawesandco.co.uk)



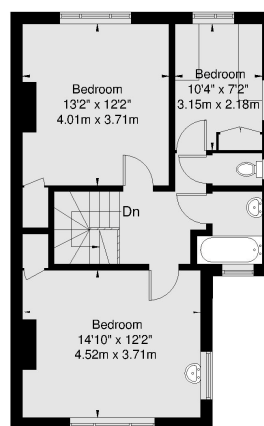


## Melrose Road

Approx Gross Internal Area  
Ground Floor = 64.1 Sq m / 689 Sq Ft  
First Floor = 53.0 Sq m / 569 Sq Ft  
Garage = 27.7 Sq m / 298 Sq Ft  
Total = 145.7 Sq m / 1567 Sq Ft



Ground Floor



First Floor

Viewmedia @ 2024  
Viewmedia.co.uk

Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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

91 The Broadway  
London, SW19 1QE



@hawesandcoestateagents



@hawesandco

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