



FERNLEA ROAD, CR4
OIEO £500,000 FREEHOLD

THREE DOUBLE BEDROOM HOUSE WITH A GARDEN

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DESCRIPTION:

This well-presented three-bedroom house offers a bright and inviting living space. The ground floor features laminate flooring throughout, a spacious reception room, two bathrooms—one with a shower and the other with a bath—a dining room, and a modern galley kitchen that opens onto a northwest-facing rear garden. Upstairs, the first floor comprises three generously sized double bedrooms, and potential to extend into the loft subject to the necessary planning permission.

Fernlea Road is a welcoming and well-connected area, ideal for families and professionals. The neighbourhood enjoys a peaceful atmosphere with good air quality. Residents benefit from excellent transport links, including Mitcham Eastfields and Tooting stations, and a variety of nearby amenities such as Tesco, Asda, and local shops. The area is home to well-regarded schools like Gorringe Park Primary and St Mark's Church of England Academy, making it particularly appealing for families. With a diverse community and a range of housing options, Fernlea Road offers a balanced and convenient lifestyle.

Merton Council Tax Band: D



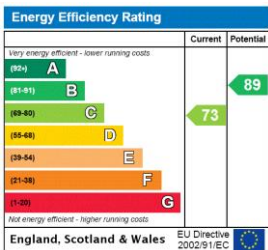
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Approx. Gross Internal Floor Area 967 sq. ft / 89.85 sq. m



COMPLIANT WITH RICS CODE OF MEASURING PRACTICE. Floorplan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floorplan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or mis-statement through negligence or otherwise is hereby excluded.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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