



AYLWARD ROAD, SW20  
**£900,000 FREEHOLD**

**Winkworth**





## AYLWARD ROAD, SW20

**Winkworth Wimbledon are pleased to present this delightful four-bedroom family home situated in the sought after area of Merton Park in the catchment area for Merton Park Primary School and Rutlish School which are rated Ofsted outstanding.**

The ground floor comprises of a modern kitchen and two bright and well-proportioned separate reception rooms complete with period features. The rear reception room has double french doors leading out onto the garden.

Leading to the first floor, there are two large double bedrooms featuring built-in storage, a further single bedroom and a newly refurbished family bathroom with a bathtub and separate shower. On the second floor, there is one large en-suite bedroom also with built-in storage.

The garden is mainly laid to lawn with mature shrubbery and a patio area. There is a double garage at the end of the garden with vehicle access to the rear.

There is potential to extend the ground floor to the rear subject to planning permission.

**Council Tax Band E, EPC Rating C**











# Aylward Road SW20 9AJ

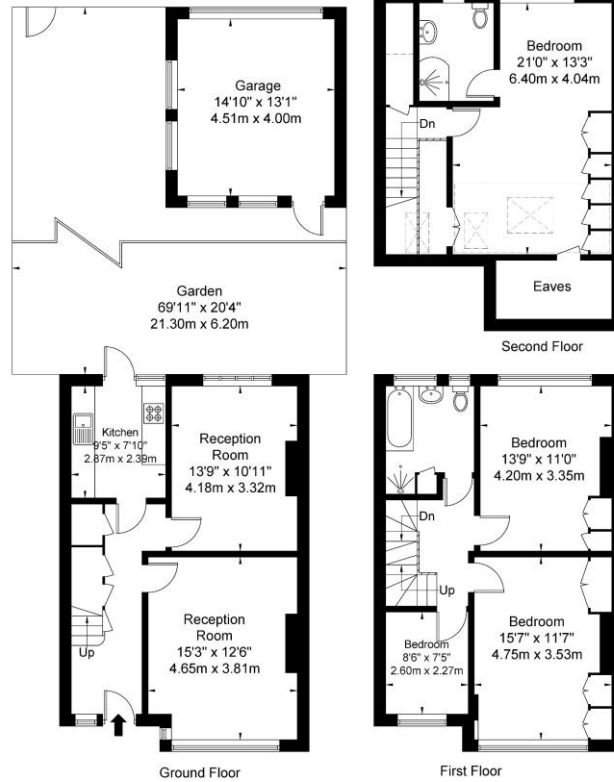
Approx Gross Internal Area = 137.2 sq m / 1476 sq ft

Eaves = 4.4 sq m / 47 sq ft

Garage = 18 sq m / 193 sq ft

Total = 159.6 sq m / 1716 sq ft

= Reduced headroom below 1.5m / 5'0"



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
Copyright @ BLEUPLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		85
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	70	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Wimbledon | 02037614040 | wimbledon@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

