



BRUCE ROAD, CR4  
OIEO £460,000 FREEHOLD

## A TWO BEDROOM FIRST FLOOR MAISONETTE WITH A GARDEN

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## DESCRIPTION:

This well-presented two-bedroom first-floor maisonette offers a bright and spacious reception room, featuring large double-glazed windows, a charming fireplace, and fitted carpets.

There are two bedrooms, both benefiting from double-glazed windows. The master bedroom boasts laminate flooring, while the second bedroom is carpeted for added comfort.

The kitchen is bright and airy, with a large double-glazed window, vinyl flooring, a range of wall and base units, integrated appliances, and a tiled splashback. Adjacent to the kitchen is the bathroom, which includes a white three-piece suite, tiled splashback, and vinyl flooring. From the kitchen, a door leads to the rear garden—a lovely outdoor space perfect for relaxing or entertaining.

Bruce Road, is a popular residential street within the London Borough of Merton. The area is known for its vibrant community atmosphere and is well-suited to both families and professionals. It benefits from excellent transport links, with nearby access to Tooting railway station (0.2 miles), as well as Tooting Broadway (0.9 miles) and Colliers Wood (0.9 miles) Underground stations, offering convenient connections into central London.

Local amenities are plentiful, including a variety of supermarkets, independent shops, and cafes. Families are well-served by a selection of highly regarded schools in the surrounding area. Residents also enjoy proximity to green spaces such as Figges Marsh and Tamworth Recreation Ground, which provide great spots for outdoor activities and relaxation. Overall, Bruce Road offers a welcoming neighbourhood feel with a balance of urban convenience and suburban charm.

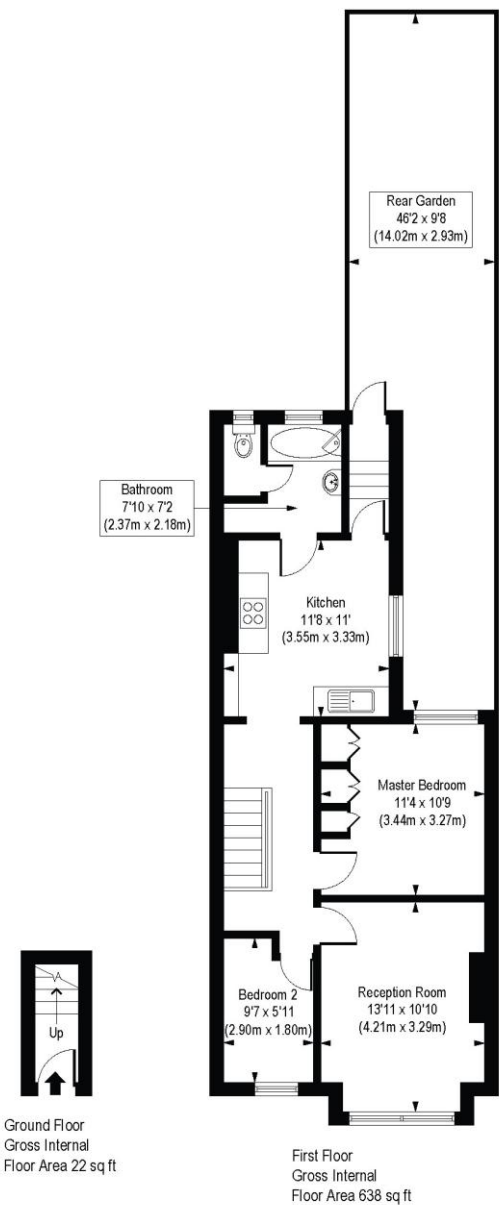
Merton Council Tax Band: C





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Approx. Gross Internal Floor Area 660 sq. ft / 61.34 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	70 C
39-54	E		
21-38	F		
1-20	G		

**Tenure:** Freehold

**Council Tax Band:** Merton Council Tax Band C

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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