



HADLEIGH CLOSE, SW20  
£750,000 FREEHOLD

Winkworth



## HADLEIGH CLOSE, SW20

This beautifully presented modern three-bedroom home features a bright and inviting reception room with a double-glazed window, carpeting, and recessed lighting. The reception seamlessly flows into a spacious, light-filled kitchen and dining area, complete with wood flooring, sleek gloss wall and base units, white countertops, integrated appliances, and contemporary fixtures. A separate utility space adds convenience.

Bi-fold doors open onto a partly decked rear garden, ideal for relaxing or entertaining guests. Just off the kitchen, there is an additional room currently used as a home office.

Upstairs, you'll find three well-proportioned bedrooms and a fully tiled family bathroom fitted with a modern three-piece suite. All bedrooms are carpeted with double-glazed windows, while the master bedroom also benefits from built-in storage and a private shower room. With the necessary planning permissions, this property offers potential for extension.

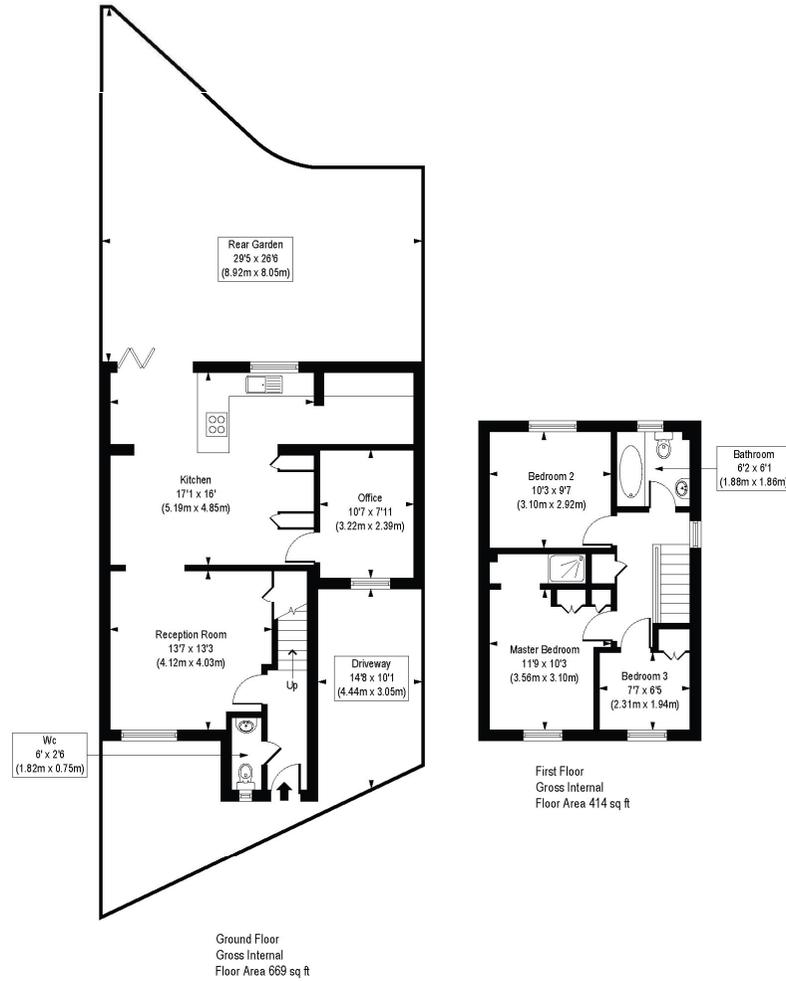
Hadleigh Close, SW20 9AW, is a peaceful residential cul-de-sac tucked away in the sought-after Merton Park area of South-West London. The street is characterised by its well-kept homes, leafy surroundings, and a friendly, community-oriented atmosphere. It offers a sense of seclusion while still being conveniently close to Wimbledon, Raynes Park, and Morden, where residents can enjoy a variety of shops, cafés, and leisure facilities. Excellent transport connections make commuting into Central London straightforward, while nearby green spaces provide opportunities for relaxation and outdoor activities. The area's calm environment and attractive setting make it a desirable place to live for families and professionals alike.



Merton Council Tax Band: F



**Hadleigh Close, SW20**  
 Approx. Gross Internal Floor Area 1083 sq. ft / 100.63 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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