



BEAFORD GROVE, SW20
£1,035,000 FREEHOLD

Winkworth



BEAFORD GROVE, SW20

A beautifully presented and thoughtfully extended four-bedroom Blay-style end-of-terrace family home, offering generous and versatile living space throughout. Set within the sought-after Merton Park Garden suburb, this charming property benefits from a private driveway and a garage with an electric door, providing both convenience and practicality. The ground floor features two well-proportioned reception rooms, ideal for both entertaining and family living, along with a modern kitchen that opens directly onto a delightful, well-maintained rear garden. The garden enjoys a mature lawn and landscaped borders, with the added bonus of a fully equipped summer house perfect as a home office, studio, or relaxing retreat.

Upstairs, the property offers four bedrooms, making it an excellent choice for growing families or those needing additional space. The layout is both functional and spacious, with natural light enhancing every room. Ideally positioned between Wimbledon Chase and South Merton Thameslink stations, and within easy reach of Morden's Northern Line Tube station, the property offers excellent transport links for commuters. Beaford Grove is a quiet and desirable residential street, close to outstanding local amenities and green spaces including the National Trust's Morden Hall Park, Cannon Hill Common, and vibrant Wimbledon town centre. This is a superb family home in a fantastic location, combining suburban tranquillity with excellent connectivity and access to outstanding local schools and parks.



Council Tax Band E

EPC Rated D



Beaford Grove, SW20 9LB

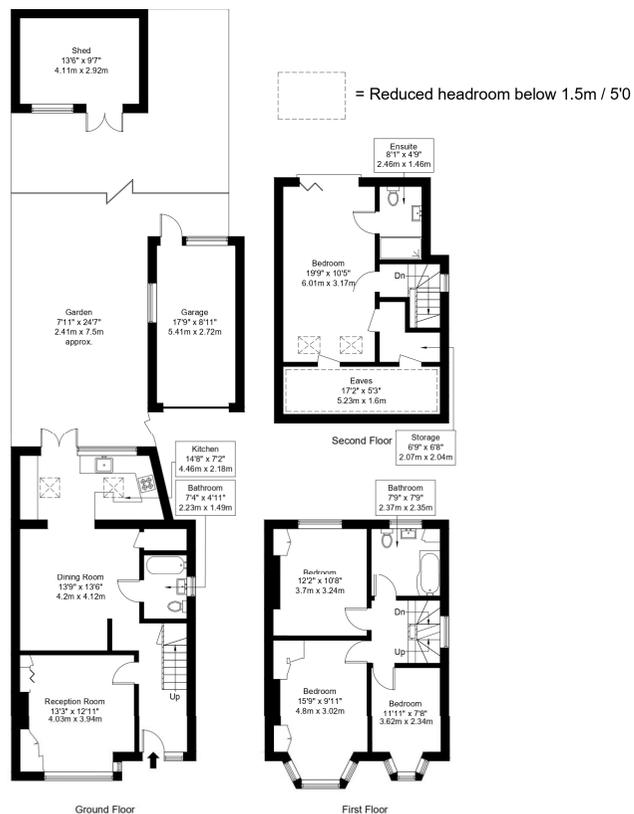
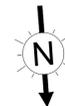
Approx Gross Internal Area = 135.8 sq m / 1462 sq ft

Restricted head height / Eaves = 9.5 sq m / 102 sq ft

Garage = 14.7 sq m / 158 sq ft

Shed = 12 sq m / 129 sq ft

Total = 172 sq m / 1851 sq ft



Ref :

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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. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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