



**Sheridan Road, SW19**

**£1,250,000**

**Dexters**



## Sheridan Road, SW19

A three double bedroom semi detached house with off street parking for three cars. There has previously been planning permission granted for vast extension works, substantially adjusting the use of the house, with a south facing garden.

The house has a front reception room, with a second reception room to the rear. The kitchen is large enough to offer a breakfast area, alongside a separate utility room and pantry with a new combi boiler, with a downstairs bathroom and half the garage retained.

The first floor has three double bedrooms, with a four piece family bathroom. Planning permission has previously been granted, to allow a double storey side extension, with further extension works still on the cards, to further offer a loft conversion and rear extension.

There's a new porous VUBA resin gravel driveway, offering parking for three cars and a south facing garden to the rear with side access. The positioning on the street is the perfect location for schools and transport, whilst enjoying the peace that Merton Park is renowned for.

Sheridan Road is situated within a highly desirable, beautiful tree lined road within The John Innes Conservation Area with excellent transport links and in the catchment for some popular local primary schools.

### Features

- Three Double Bedrooms
- Semi Detached
- South Facing Garden
- Vast Extension Potential
- Off Street Parking
- Outstanding School Catchment







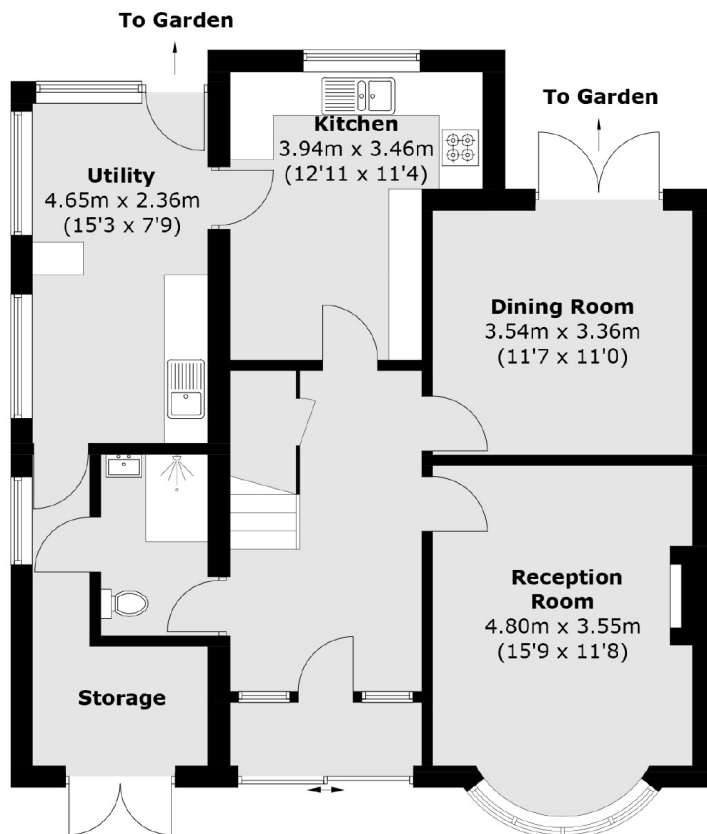




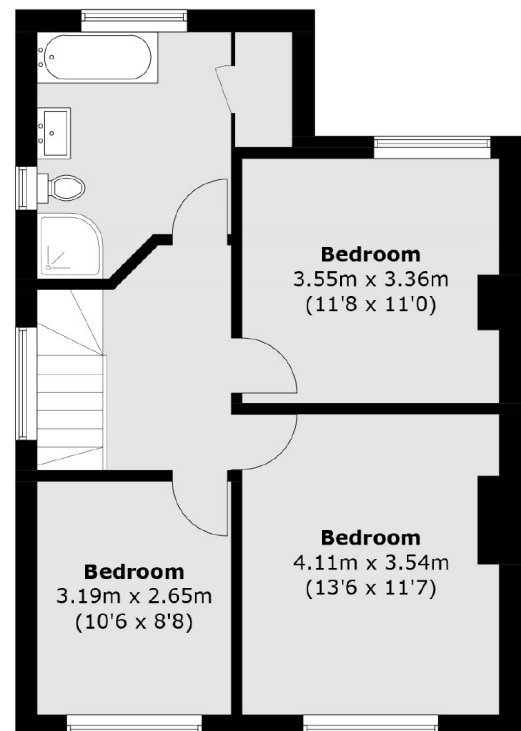




# Sheridan Road, London, SW19



**Ground Floor**



**First Floor**

Total area (approx.): 135.3 sq. m (1,456.3 sq. ft)