



## Watery Lane, SW20

£725,000

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- Terraced Cottage
- Front And Rear Gardens

- Garage
- Two Double Bedrooms

- Excellent Condition
- Sought After Location





## ABOUT THE PROPERTY

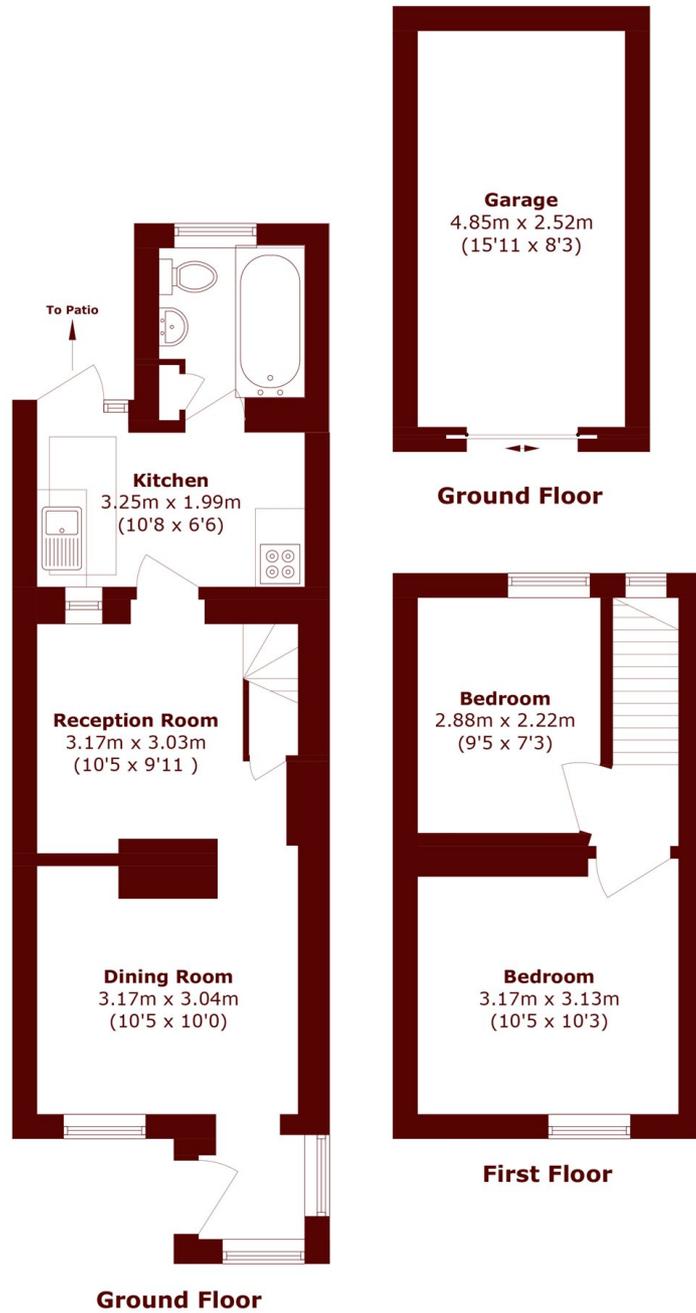
A rare and characterful two bedroom terraced cottage tucked away in the heart of Merton Park, offered in excellent condition throughout. Set behind a wonderfully mature, south facing front garden with remarkable tree cover that creates a real sense of seclusion and privacy, it's hard to believe you're in London. A private driveway and garage complete an exceptional package for the area.



The bright ground floor comprises a front-facing reception room, a rear reception room, and a well-equipped kitchen leading out to a paved rear patio. A downstairs bathroom/WC completes the ground floor. Upstairs, two good-sized double bedrooms with characterful sloping ceilings enjoy a peaceful outlook.

Nestled in one of SW20's most sought after village pockets, close to John Innes Park, the property falls within the catchment for some of the area's most highly regarded schools. Wimbledon town centre, Wimbledon Mainline station, and South Wimbledon underground are all within easy reach.





Total area (approx.): 52.8 sq. m (568.3 sq. ft)  
Garage area (approx.): 12.2 sq. m (131.3 sq. ft)

**Marsh & Parsons Wimbledon**  
24 High Street, Wimbledon  
Village, SW19 5DX  
020 8879 6660

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