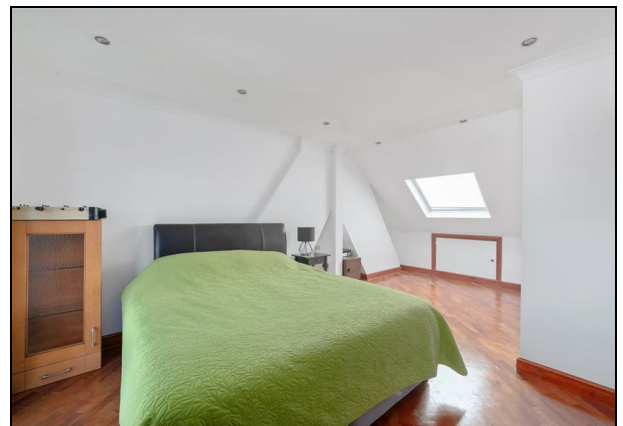
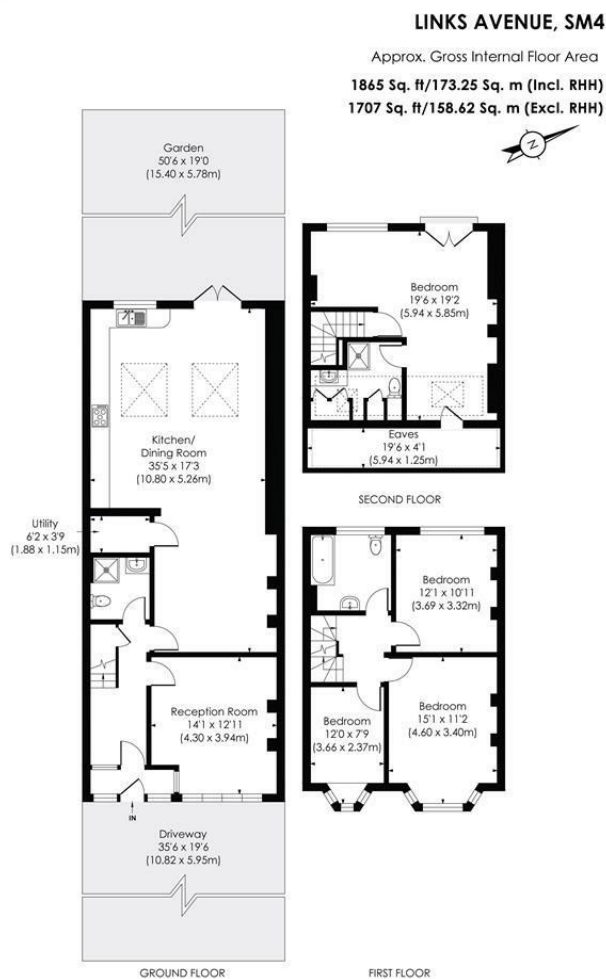


**Links Avenue
 Morden, SM4 5AE**

Offers In Excess Of £850,000 Freehold



A thoughtfully extended 1930s Blay-style four-bedroom mid-terrace family home with off-street parking for at least four cars and a west-facing garden. The ground floor offers a welcoming front reception room, a modern downstairs bathroom, and a spacious second reception which flows into the open-plan kitchen/diner set within an impressive 6m rear extension. The kitchen is complemented by a separate utility room, creating a practical and sociable living space. Upstairs provides three bedrooms, including two well-proportioned doubles and a larger-than-average single bedroom, along with a contemporary and generously sized family bathroom. The loft conversion is seamless and well designed, creating a substantial fourth bedroom with modern en-suite shower room. Well-presented throughout, the home offers flexible family accommodation in a popular residential location, within easy reach of local schools, transport links and amenities.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

- 1930s Blay-Style Four-Bedroom Terrace Family Home
- Three Bathrooms
- Off-Street Parking for Four Cars
- Thoughtfully Extended
- Central Location
- West Facing Garden
- Prime Transport Links to Morden Underground & South Merton Train Station
- Freehold
- Merton Council Tax Band - E
- EPC - D

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

