

Monkleigh Road Morden, SM4 4EQ

Offers In Excess Of £700,000 Freehold



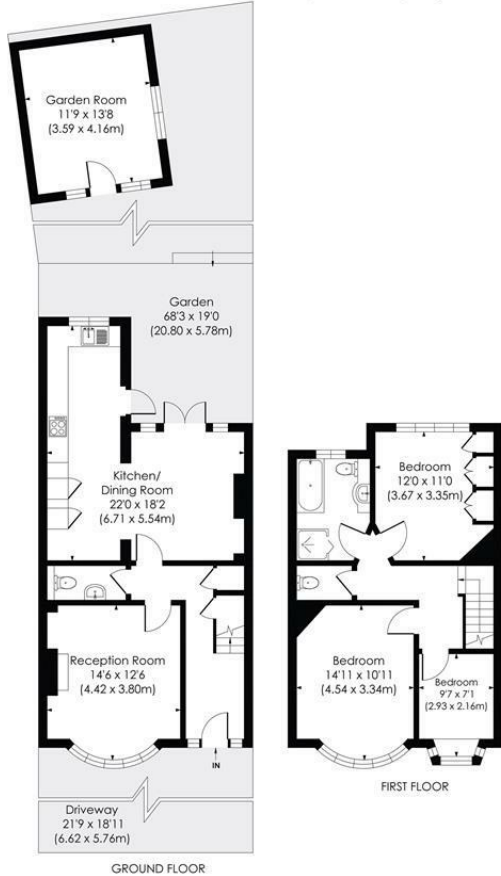
This well-presented three-bedroom 1930s Blay-style mid-terrace house has been recently redecorated and is offered in move-in condition. The ground floor features a front reception room and an extended, sociable kitchen/dining space created by opening up the second reception room, complemented by a convenient downstairs WC. Upstairs offers three bedrooms, a modern family bathroom with both a tub and separate shower, and an additional separate WC. A standout feature is the loft conversion potential, which now boasts approved planning permission and has been signed off by building control. With power and water already in situ, the space is fully prepared for completion, requiring only the installation of a staircase. Outside, the east-facing garden includes an insulated outbuilding with electricity—ideal for a home office or gym. Complete with off-street parking, the property is perfectly located for South Merton, Morden Underground, and Wimbledon Chase stations, as well as top local schools.

MONKLEIGH ROAD, SM4

Approx. Gross Internal Floor Area

1295 Sq. ft/120.34 Sq. m (Incl. Garden Room)

1135 Sq. ft/105.41 Sq. m (Excl. Garden Room)



This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

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- 1930s Blay-Style Three Bedroom Terrace Family Home
- Open Plan Kitchen/Diner
- Excellent Transport Links and Proximity to Well-Regarded Local Schools
- East-Facing Garden with a Fully Insulated Outbuilding
- Loft Conversion Ready
- Off-Street Parking
- No Onward Chain
- Freehold
- Merton Council Tax Band -E
- EPC Rating -D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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