

## Woodville Road Morden, SM4 5AL

**£550,000 Freehold**



Situated within a desirable private gated residential development is this unique to market and rarely available two bedroom detached bungalow, enviably located only a short walk to Morden Town Centre and Northern Line Tube. Offered to the market with no onward chain, boasting allocated off-street parking and both a private front and rear garden.

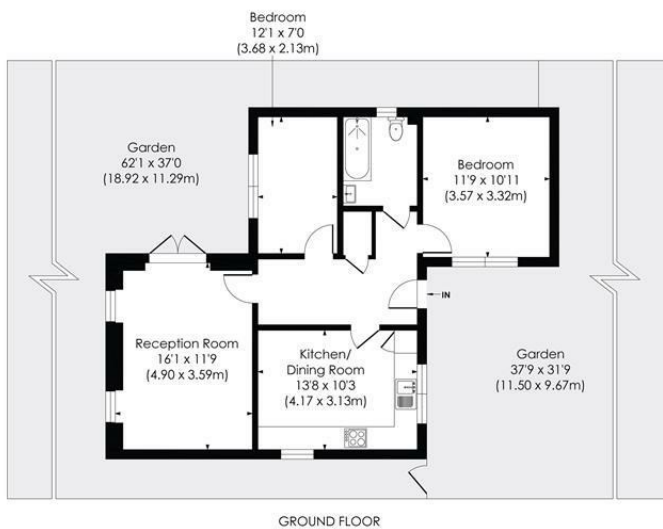
In excess of 700 sq ft and offering a bright and airy feel throughout, comprising one double bedroom with built-in cupboards, an additional second bedroom, a spacious reception and both a separate kitchen/diner and family bathroom. There is the bonus of fitted solar panels and an energy rating of 'C'.

Being situated at the end of a quiet, residential cul-de-sac in one of Morden's prime residential roads, with its excellent transport options, shops bars and amenities whilst also being in close proximity to numerous green spaces such as Morden Park, Morden Hall Park and Mostyn Gardens, viewings are highly recommended.

## ORION MEWS, SM4

Approx. Gross Internal Floor Area

726 Sq. ft/67.41 Sq. m



pixangle  
PROPERTY MARKETING

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.

- Detached Bungalow
- Two Bedrooms
- Allocated Parking
- Private Front & Rear Garden
- Set Within a Gated Development
- Walking Distance to Morden Town Centre and Northern Line Tube (0.3 miles)
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         | 91                      |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            | 79      |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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