

## Leamington Avenue Morden, SM4 4DN

Offers In Excess Of £640,000 Freehold



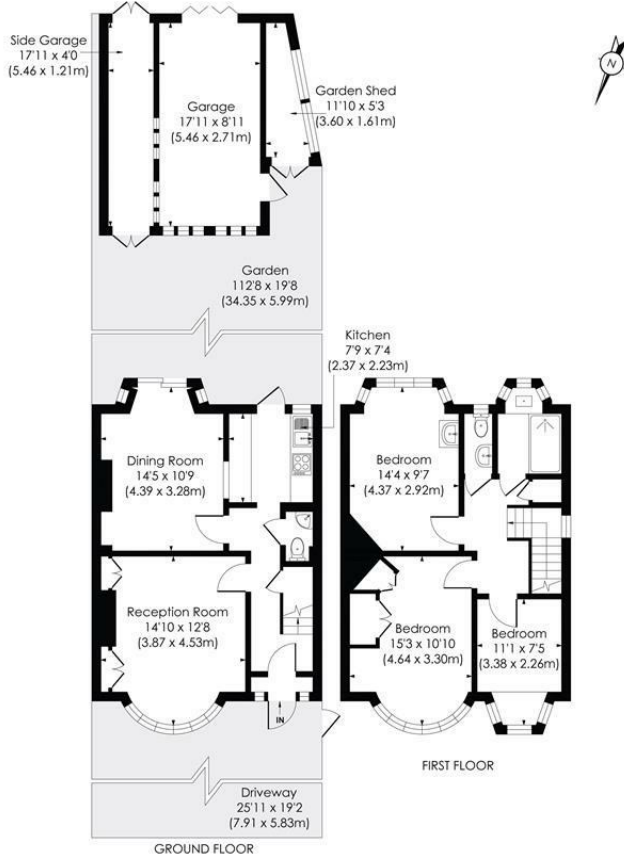
A three-bedroom Blay-style 1930s end of terrace house with off-street parking, a south-east facing garden and garage to the rear. The property comprises a hallway, bay-fronted reception room with feature fireplace and a separate dining room to the rear with access to the garden. The kitchen is a wider-than-average galley style with a serving hatch to the dining room. A downstairs WC is located beneath the stairs. Upstairs offers two double bedrooms and a larger-than-average single bedroom. The rear bedroom includes a fitted sink. There is a separate WC and a family shower room. Externally, there is a south-east facing garden with a garage and additional storage, accessed via a rear service road and side access. Located within easy reach of South Merton (Thameslink), Wimbledon Chase and Morden Underground (Northern Line), along with local amenities and schools.

## LEAMINGTON AVENUE, SM4

Approx. Gross Internal Floor Area

1323 Sq. ft/122.88 Sq. m (Incl. Outbuildings)

989 Sq. ft/91.84 Sq. m (Excl. Outbuildings)



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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.

- Three-Bedroom Blay-Style 1930's Family Home
- End of Terrace
- Garage to the Rear with Additional Shed Storage
- Off-Street Parking
- Conveniently Located for South Merton (Thameslink) & Wimbledon Chase Stations
- South East Facing Garden
- Potential to Extend (STPP)
- Freehold
- EPC D
- Merton Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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