

Arundel Avenue Morden, SM4 4DP

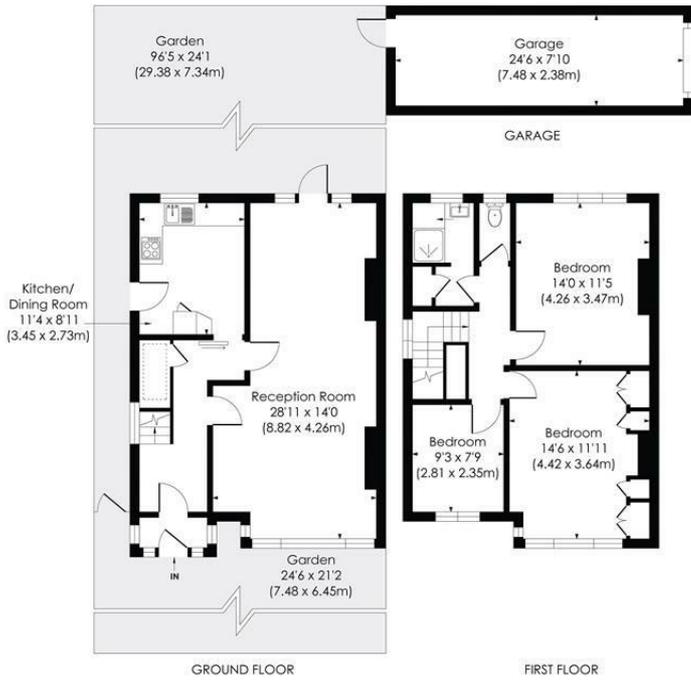
£725,000 Freehold



A well-proportioned three-bedroom 1930s Blay-style semi-detached home, set on a quiet residential road, offering off-street parking, a generously sized south-west facing garden and a garage at the rear. The ground floor features a bright open-plan double reception with direct access into the garden, alongside a separate good-sized kitchen with both side access to the front and direct access into the garden. Upstairs offers two generous double bedrooms, a well-sized third bedroom, separate toilet, and a family bathroom. Well located for Morden Underground (Northern Line), South Merton Station and local bus routes, with easy access into Central London. Close to popular schools, green spaces including Morden Hall Park, and local shops and amenities

ARUNDEL AVENUE, SM4

Approx. Gross Internal Floor Area
1129 Sq. ft/104.86 Sq. m excl. Garage
1320 Sq. ft/122.66 Sq. m incl. Garage



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			
		82	60
England & Wales		EU Directive 2002/91/EC	



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.

- Semi-Detached 'Blay' Family House
- Three Bedrooms
- Off Street Parking & Garage
- Desirable Location on one of Morden's Premium Roads
- Close to Northern Line Tube & Sought After Schools
- Potential to Extend (STPP)
- No Onward Chain
- Freehold
- EPC Rating D
- Merton Council Tax Band - E

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