

Blanchland Road Morden, SM4 5NE

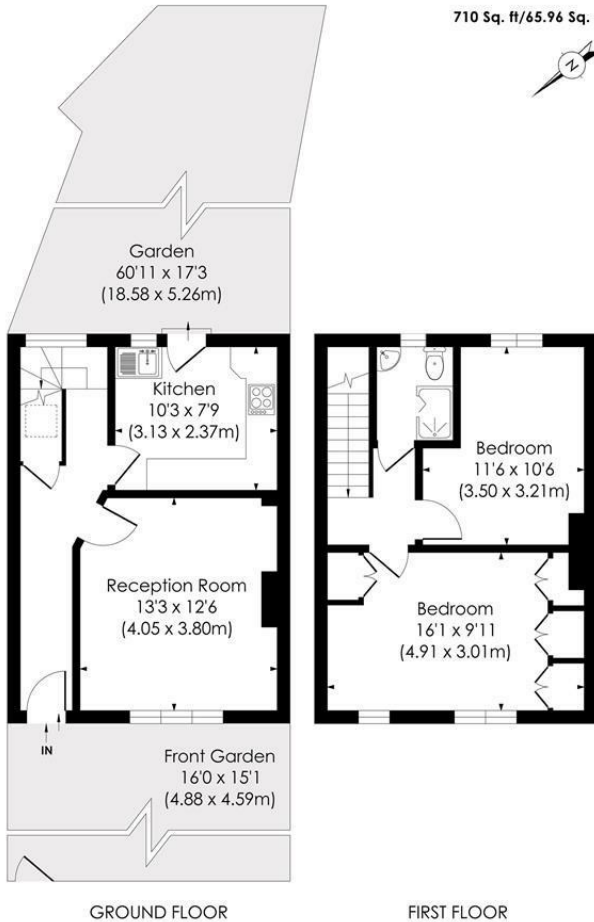
£450,000 Freehold



A two double bedroom terraced family home with a 60 ft south-east facing garden and offered to the market with no onward chain. Superbly located in the desirable 'ABC' roads of Morden, a close walk to the Northern Line Tube and Town Centre. Boasting a spacious front reception and separate kitchen on the ground floor, upstairs comprises two double bedrooms (with integrated cupboards in the principal bedroom) and family bathroom. With its unbeatable location and superb potential to extend on the ground floor and into the loft (STPP), as well as a high energy rating of 'C' this is a brilliant first time purchase or investment opportunity.

BLANCHARD ROAD, SM4

Approx. Gross Internal Floor Area
710 Sq. ft/65.96 Sq. m



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		70	80
		EU Directive 2002/91/EC	



This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS 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.

- Terraced Family Home
- Two Double Bedrooms
- 60 ft Garden
- Potential to Extend (STPP)
- Central Location in 'ABC' roads of Morden
- Walking Distance to Northern Line Tube & Town Centre
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - C

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

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