

# 34 Florence Avenue Morden, SM4 6EX

£750,000 Freehold



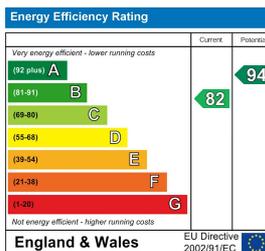
A beautifully presented four-bedroom mid-terrace townhouse, built in 2019, offering generous and well-balanced accommodation across three floors, ideally located on Florence Avenue, SM4. The ground floor comprises an entrance hallway with guest WC, a modern fitted kitchen to the front, and a spacious rear reception room measuring over 19 ft, which opens directly onto the garden. The first floor offers two well-proportioned bedrooms, including a large double with en-suite shower room, along with a contemporary family bathroom. Occupying the top floor are two further generous double bedrooms and a modern shower room. Further benefits include off-street parking via a front driveway, modern construction with efficient insulation, and a private rear garden extending approximately 70 ft. The property is conveniently positioned for Morden Underground Station providing direct links into Central London via the Northern Line, as well as South Merton Railway Station offering Thameslink services. The area also benefits from excellent local schools, bus routes, green open spaces including Morden Hall Park, and a variety of local amenities.

## FLORENCE AVENUE, SM4

Approx. Gross Internal Floor Area

1237 Sq. ft./114.94 Sq. m (Including Reduced Height)

1190 Sq. ft./110.59 Sq. m (Excluding Reduced Height)



- Four Bedrooms Mid-Terrace Townhouse
- Arranged Over Three Floors
- Three Bathrooms plus Ground Floor WC
- Modern Fitted Kitchen
- Spacious 19ft Reception Room
- Off-Street Parking
- Close to Morden Northern Line Tube Station
- Freehold
- EPC Rating -B
- Council Tax Band - E

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