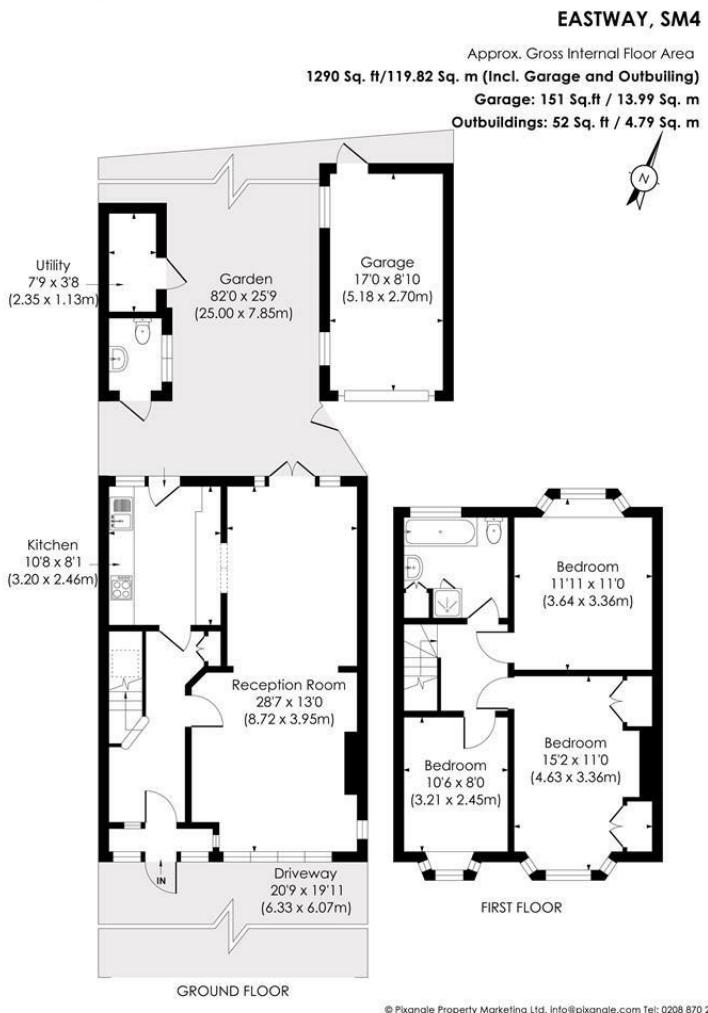


Eastway Morden, SM4 4HW

Offers In Excess Of £675,000 Freehold



A three bedroom End of Terrace 'Blay' period family home, offered to the market with no onward chain and enviably located on a quiet, residential road in the heart of the Cannon Hill area of SM4. Boasting off-street parking for 2 cars, a garage and an 80 ft rear garden. Comprising a double length open-plan reception downstairs alongside a separate galley kitchen, there is also a utility room and W/C at the rear of the garden in an outbuilding. Upstairs includes two spacious double bedrooms, a large single bedroom and four piece family bathroom. There is further potential to extend, subject to planning permission. Ideally located for transport links including Morden Northern Line tube, Raynes Park Train Station and the Thameslink, as well as desirable schools nearby.



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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.

- End of Terrace 'Blay' Family House
- Three Bedrooms
- Off-Street Parking for 2 Cars & Garage
- 80 ft Garden
- Potential to Extend Further (STPP)
- Desirable Location in Cannon Hill
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E



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		EU Directive 2002/91/EC	

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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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