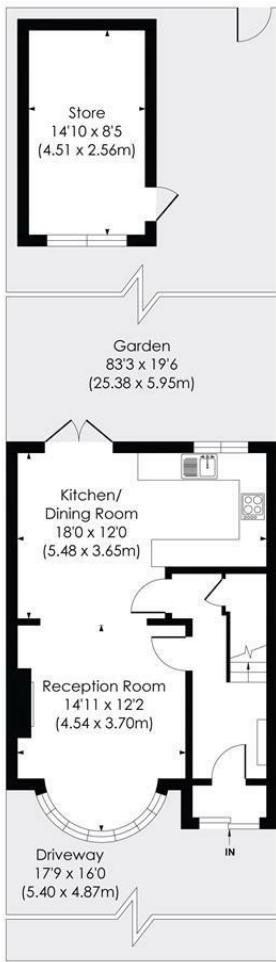


## Rougemont Avenue Morden, SM4 5PY

Offers In Excess Of £625,000



An impeccably presented 1930s mid-terrace home on Rougemont Avenue, finished to a high contemporary standard and offered in turn-key condition throughout. The property comprises three well-proportioned bedrooms, a stylish bay-fronted reception room, and a modern kitchen/dining room opening onto a generous 83'3" rear garden with a decked patio and versatile outbuilding. Further benefits include a private driveway to the front. There is excellent potential to extend to the rear and into the loft, subject to planning. Well located for local schools and transport links, with St Helier, South Merton and Wimbledon Chase stations nearby, plus Morden Underground (Northern Line) within easy reach.



### ROUGEMONT AVENUE, SM4

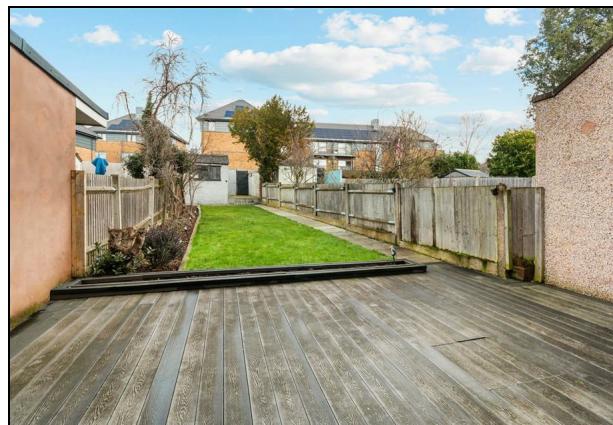
Approx. Gross Internal Floor Area

914 Sq. ft/84.91 Sq. m

(Excluding Outbuilding)

1146 Sq. ft/106.46 Sq. m

(Including Outbuilding)



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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.

- Mid Terrace Family Home
- Three Bedrooms
- Turnkey Condition
- Off Street Parking
- Close to Multiple Transport Links and Desirable Schools
- Potential to Extend Further (STPP)
- Generously Sized 83'3" Rear Garden
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D

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		82	
		64	
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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