

**Wandle Road
Morden, SM4 6AJ**

£575,000 Freehold

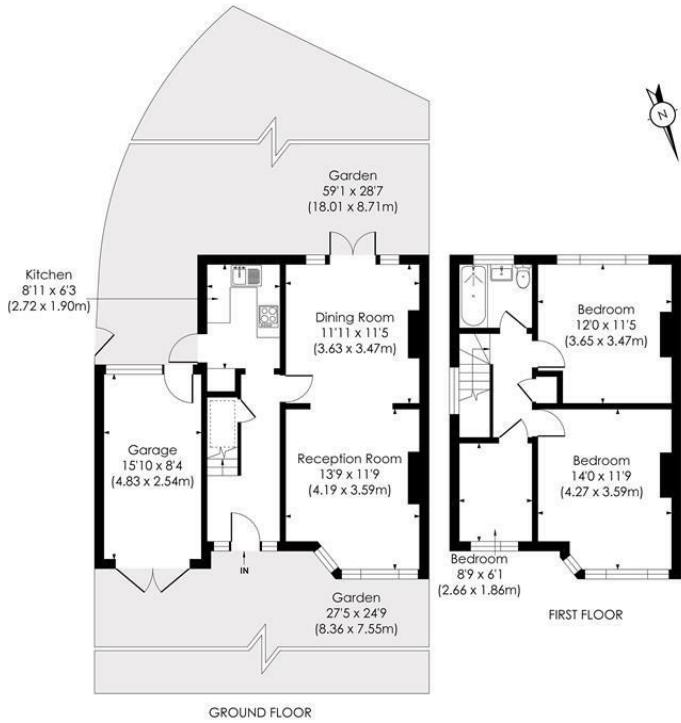


A larger than average three bedroom end of terrace family home boasting off-street parking, garage and superb extension potential, enviably located in the 'Wandle' area of Morden. In excess of 1000 sq ft, comprising a double length reception and galley kitchen on the ground floor, with doors opening out onto a 60 ft south facing garden. Upstairs includes two spacious double bedrooms, a third single bedroom and family bathroom. Offering huge extension potential, both on the ground floor, into the loft or on the side of the property (STPP). Situated within easy reach of Morden Town Centre and the Northern Line Underground, the property is also well connected by multiple bus routes from nearby St Helier Avenue. With Morden Hall Park and the River Wandle just a short walk away, this is a brilliant family home.

WANDLE ROAD, SM4

Approx. Gross Internal Floor Area

1041 Sq. ft/96.74 Sq. m
(incl. Garage)



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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 Family Home
- Three Bedrooms
- Off-Street Parking
- Garage
- South Facing Garden
- Potential to Extend (STPP)
- Located in Desirable 'Wandle' Area of Morden
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		88
(81-80) B		
(69-68) C		67
(55-54) D		
(39-34) E		
(21-18) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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