

## Florence Avenue Morden, SM4 6EX

£720,000 Freehold



A beautifully presented four-bedroom townhouse on Florence Avenue, SM4, offering spacious accommodation across three floors. Built in 2019 with a sustainable air source heat pump, this modern home combines high-spec insulation with energy-efficient heating.

The ground floor features a contemporary kitchen, guest WC, and a 19ft reception room opening onto a 70ft private garden. The upper floors provide four generous bedrooms, including an en-suite master, a family bathroom, and an additional shower room. Further benefits include off-street parking and a prime location near Morden Underground, South Merton Station, and the green spaces of Morden Hall Park.

## 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)



pixangle  
PROPERTY MARKETING

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.

- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	82	
(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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