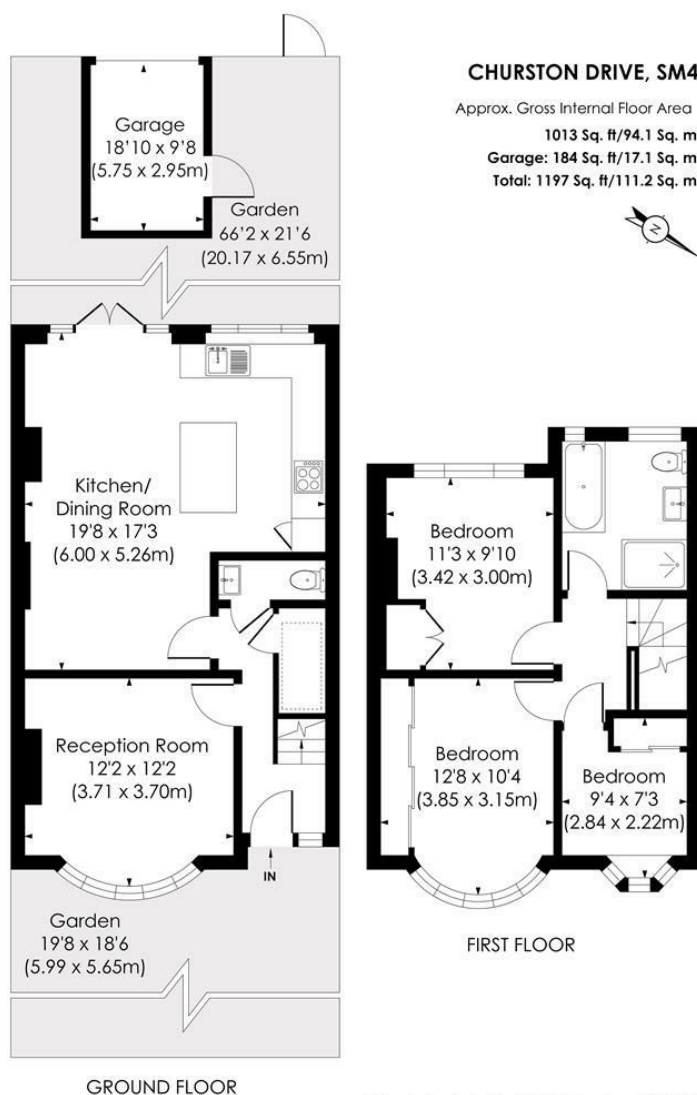


Churston Drive Morden, SM4 4JD

£675,000 Freehold



In excellent condition throughout, a three bedroom end of terrace 'Selley' built family home, located in the desirable Hillcross area of Morden. Comprising a spacious front reception and a downstairs W/C, with a superb open-plan kitchen/diner with hardwood flooring, kitchen island and modern integrated appliances. Doors open out onto a pretty south-west facing garden with a decked terrace and electronic awning, side access and garage at the rear. Parking is available either on street, in the garage or at the rear of the property in front of the garage. Upstairs comprises two well appointed double bedrooms with built-in cupboards, a single bedroom and luxury family bathroom. There is further potential to extend into the loft and downstairs (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.



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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
- In Superb Condition Throughout
- Three Bedrooms
- South-West Facing Garden
- Garage with Parking at the Rear
- Modern Open-Plan Kitchen/Diner
- Desirable Location in the 'Hillcross' area of Morden
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E



Energy Efficiency Rating		Current	Potential
The average efficient - lower running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
The average 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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