

## Cherrywood Lane Morden, SM4 4HQ

Offers In The Region Of £675,000 Freehold



Three-bedroom 1930s Blay-style mid-terrace home. The ground floor offers a through double reception room and a separate galley kitchen to the rear. Upstairs comprises two double bedrooms, a larger-than-average single bedroom, a family bathroom and separate WC. To the front, there is off-street parking via a private driveway. The rear garden leads to a garage with access via a service road. Further benefits include a recently installed boiler and scope to extend (STPP).

## CHERRYWOOD LANE, SM4

Approx. Gross Internal Floor Area

**1046 Sq. ft/97.22 Sq. m**  
(Excluding 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.

- Terraced 'Blay' Family Home
- Three Bedrooms
- Off Street Parking & Garage at the Rear
- No Onward Chain
- Potential to Extend (STPP)
- Located in the Desirable 'Cannon Hill Area'
- Close to Multiple Transport Links & Sought After Schools
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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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