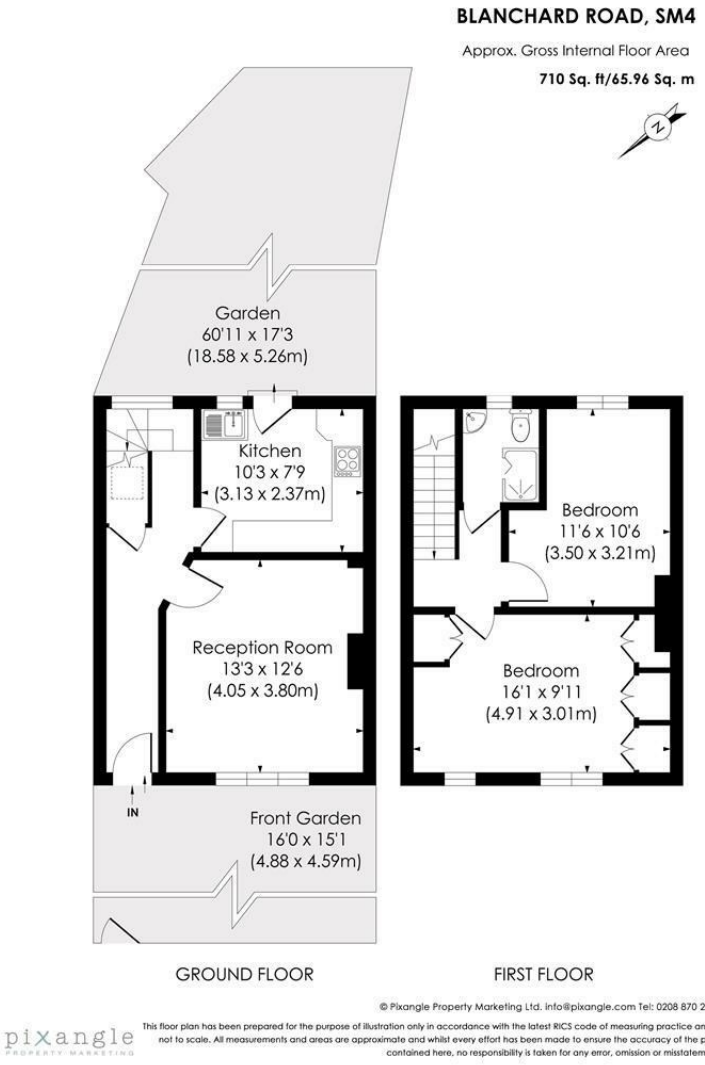
Ellisons

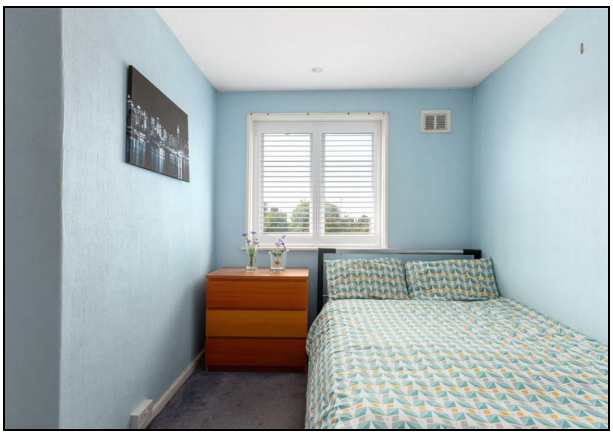
Morden
Sales & Lettings
24 Crown Lane, Morden
Surrey SM4 5BL
T 020 8543 1166
E morden@ellisons.uk.com
www.ellisons.uk.com

# Blanchland Road
# Morden, SM4 5NE

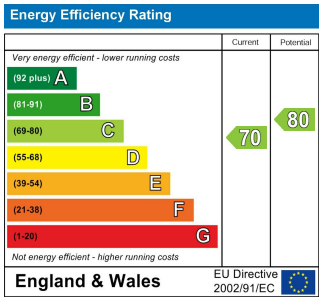
## Offers In Excess Of £425,000 Freehold

**A two double bedroom terraced freehold family home with a 60 ft south-east facing garden and offered to the market with no onward chain. Superbly located in the desirable 'ABC' roads of Morden, a close walk to the Northern Line Tube and Town Centre. Boasting a spacious front reception and separate kitchen on the ground floor, upstairs comprises two double bedrooms (with integrated cupboards in the principal bedroom) and family bathroom. With its unbeatable location and superb potential to extend on the ground floor and into the loft (STPP), as well as a high energy rating of 'C' this is a brilliant first time purchase or investment opportunity.**





- Terraced Family Home
- Two Double Bedrooms
- 60 ft Garden
- Potential to Extend (STPP)
- Central Location in 'ABC' roads of Morden
- Walking Distance to Northern Line Tube & Town Centre
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - C




**For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166**

arla | propertymark PROTECTED

naea | propertymark PROTECTED

Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

**Celebrating 30 years of successful Sales and Lettings in Merton**

30 YEARS 1989-2019