

Wandle Road Morden, SM4 6AA

£800,000 Freehold



An extended and refurbished 1930's semi-detached family house with four good sized bedrooms, two wonderful bathrooms and a southwest private rear garden. Our client has loved this lovely home for twelve years and enjoys the short walks to the tram to Wimbledon and Morden underground station. There is a sitting reception room with a fireplace with a real fire, TV / family reception room and stunning kitchen dining room with bi-folding doors to the garden. There is a utility room and cloakroom W.C. On the first floor there are three good sized bedrooms and the family bathroom. The principal bedroom suite on the second floor has a dressing room and a modern fitted en-suite bath and shower room. Additional features include beautifully presented decor throughout the home, double-glazing and gas central heating. Outside there is a front garden with off-street parking and pedestrian side access leads to a lovely southwest facing private rear garden and a garage via a vehicular service road. The River Wandle with its wonderful walks and Morden town centre with its station and amenities, sought-after local schools, and bus services, are all close by.

WANDLE ROAD, SM4

Approx. Gross Internal Floor Area

1764 Sq. ft/163.92 Sq. m (Incl. RHH, Excl. Garage)

1567 Sq. ft/146.46 Sq. m (Excl. RHH, Excl. Garage)

Garage: 295 Sq. ft/27.44 Sq. m

Total: 2060 Sq. ft/191.36 Sq. m



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PROPERTY MARKETING

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.

- Beautifully presented family house
- Four bedrooms
- Two bath / shower rooms
- Stunning kitchen dining room
- Sitting and family reception rooms
- Southwest facing rear garden
- Garage and off-street parking
- River Wandle and lovely walks close by
- EPC - C
- Merton Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	73
EU Directive 2002/91/EC		

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