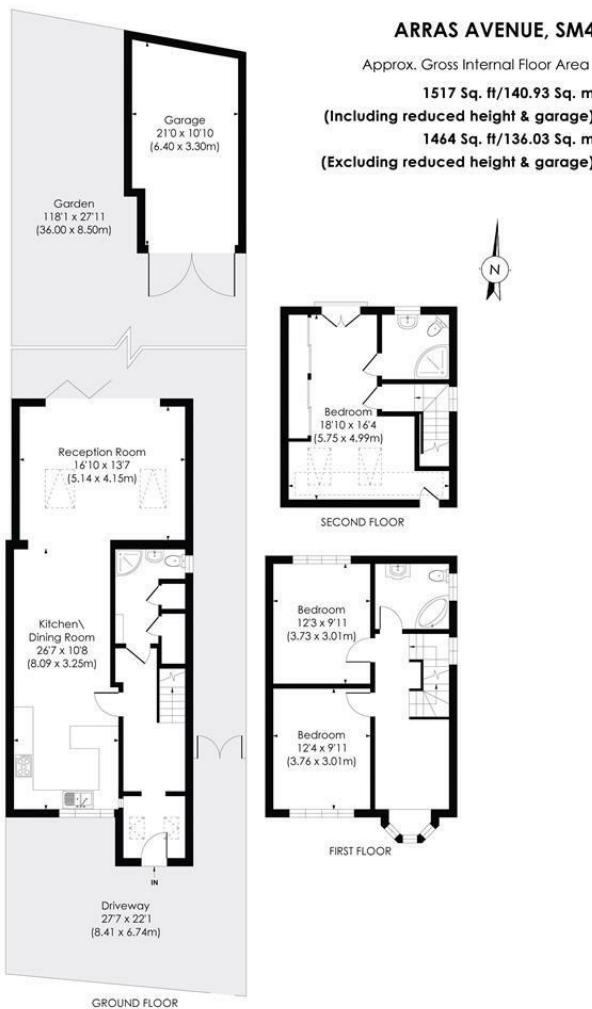


**Arras Avenue
Morden, SM4 6DF**

£750,000 Freehold



A beautifully presented and fully extended three/four bedroom semi detached house in a sought after location with vehicle side access leading onto 118 ft private garden with garage. Lovely living space with bi-folding doors with integral blinds. There is a spacious landing area that can easily be reinstated to the 4th bedroom, which is how it was originally built. Off street parking for several cars to the front. Superb family home and ready to move straight into.



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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.

- Sought after location
- Semi detached house
- Off Street parking
- Garage
- 118 ft. Garden
- Well presented
- EPC - C
- Merton Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-80) B		
(69-68) C	69	
(55-54) D		
(39-38) E		
(21-20) F		
(1-12) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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