

## Shaldon Drive Morden, SM4 4BQ

**Offers In Excess Of £600,000 Freehold**



**A spacious four bedroom two bathroom fully extended end of terrace house in sought after residential location. Off street parking to the front and garage at the rear needing refurbishment. Private rear garden and being sold with the benefit of no onward chain. This is a fantastic house for any families looking in the area.**

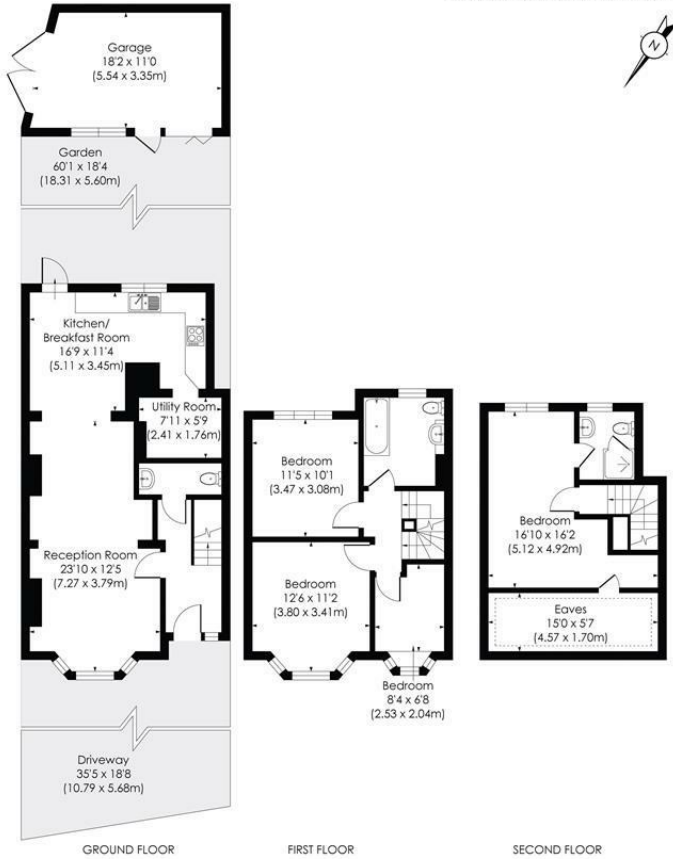
## SHALDON DRIVE, SM4

Approx. Gross Internal Floor Area

1385 Sq. ft/128.63 Sq. m (Including reduced height)

1301 Sq. ft/120.86 Sq. m (Excluding reduced height)

Garage: 185 Sq. ft/17.19 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.

- End of Terrace house
- Four bedrooms
- Off Street Parking
- Spacious private garden
- Garage (In need of work)
- No onward chain
- EPC - D
- Merton Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	65	
(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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