

**67 Buckfast Road
Morden, SM4 5NA**

£675,000 Freehold



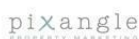
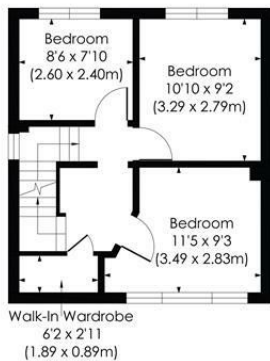
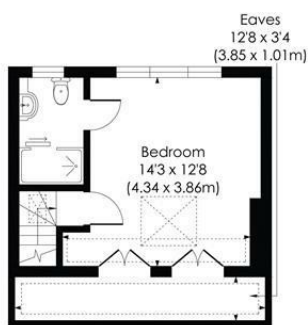
A beautifully presented four-bedroom end-of-terrace family home, extended to the rear and into the loft, offering stylish, well-balanced living space and a fantastic garden. The ground floor features a welcoming front reception room, a contemporary family bathroom, and an impressive open-plan kitchen/diner with a freestanding island and hard wooden flooring, flowing out to a generous garden with decked patio and side access. Upstairs are two double bedrooms and a good-sized single currently used as a home office, further benefiting from a handy walk-in wardrobe area. The loft has been converted to create a spacious fourth double bedroom with en-suite. Well located for local transport links such as Morden Tube Station, schools, and everyday amenities, this is a turnkey home perfect for families or buyers wanting space to grow.



BUCKFAST ROAD, SM4

Approx. Gross Internal Floor Area

1294 Sq. ft/120.19 Sq. m (Including Reduced Height)
1220 Sq. ft/113.33 Sq. m (Excluding Reduced Height)



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.

© Pixangle Property Marketing Ltd. info@pixangle.com Tel: 0208 870 2118

- End of Terrace Family Home
- Four Bedrooms
- Two Bathrooms
- Beautifully Presented Throughout
- Impressive Open-Plan Kitchen/Diner
- Close to Northern Line Tube Station
- Sought After Central Location in Morden
- Off Street Parking
- Merton Council Tax Band - C
- EPC- C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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	

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