

## Blanchland Road Morden, SM4 5NE

**£450,000 Freehold**



A two double bedroom terraced 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



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

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

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