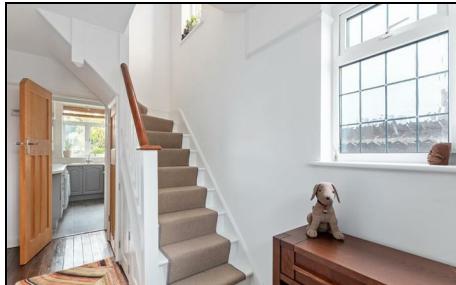


**Aragon Road
Morden, SM4 4QW**

£635,000 Freehold



A beautifully presented three double bedroom, two bathroom, end of terrace Crouch built house with off street parking to the front and lovely west facing garden with garage at the rear. Master bedroom with en-suite. Located in a sought after residential road in Lower Morden with great potential to extend further subject to planning permission. Being sold with the benefit of no onward chain.

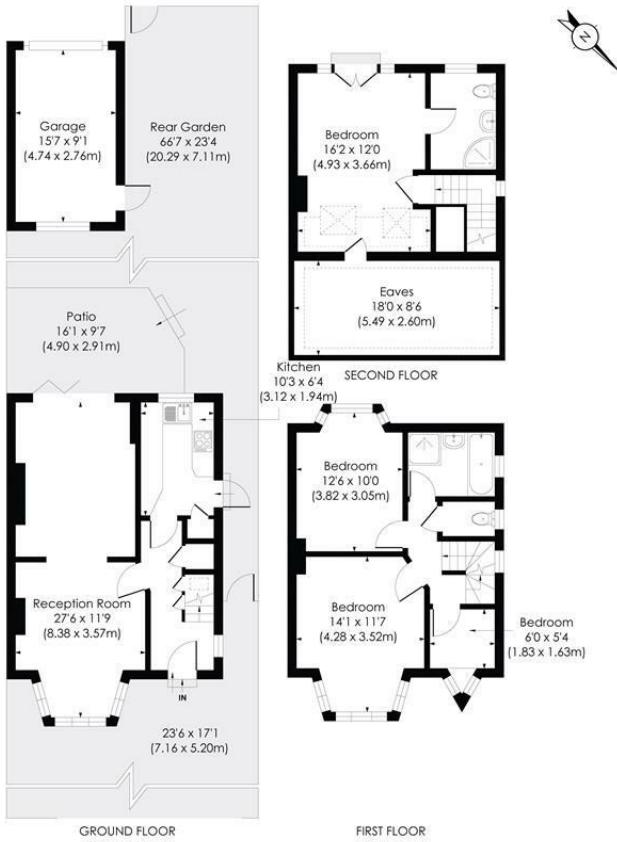
ARAGON ROAD, SM4

Approx. Gross Internal Floor Area

1323 Sq. ft/122.90 Sq. m (Including Eaves)

1169 Sq. ft/108.63 Sq. m (Excluding Eaves)

Garage: 141 Sq. ft/13.08 Sq. m



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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.

- End or Terrace Crouch Built House
- In Excellent Condition Throughout
- Master Bedroom with En-suite
- Off Street Parking
- Lovely Private Garden
- Garage
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		76
(81-80) B		
(69-80) C		
(55-68) D	55	
(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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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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of successful Sales and
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