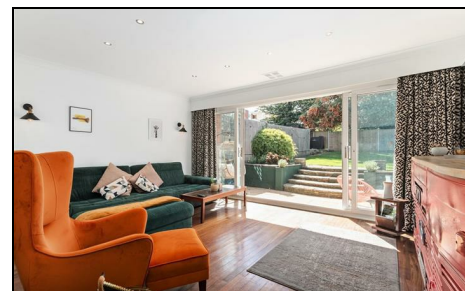


3 Pollard Road Morden, SM4 6EG

£850,000 Freehold



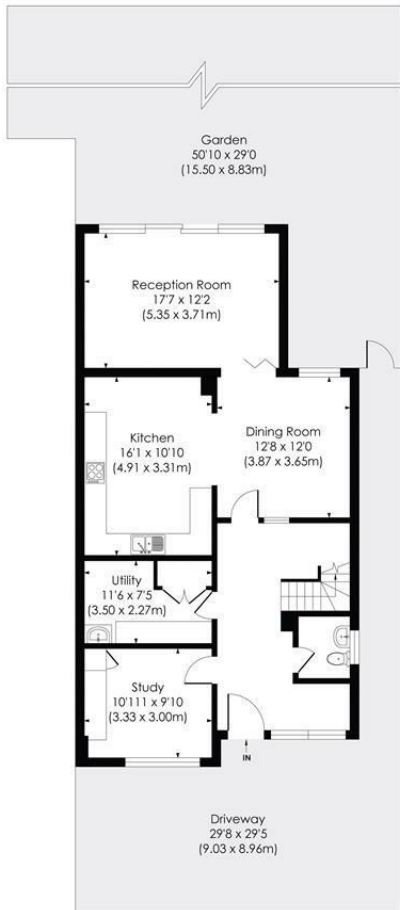
In excess of 1800 sq ft, an elegantly presented and unique to market four double bedroom semi-detached family home with an idyllic garden and a first floor outdoor terrace. In excellent condition throughout, boasting off-street parking for 2 cars and EV charging, two reception rooms, both a ground floor study room and utility room, and the rare addition of a luxurious family bathroom, ensuite and two W/C's.

Entering the property via a bespoke pivot front door with fingerprint entry, the ground floor benefits from a spacious open-plan kitchen/diner with modern integrated appliances, with sliding doors opening out onto a sunny south facing garden. Comprising four well-appointed double bedrooms upstairs, three of which with built-in wardrobes and an en-suite in the master bedroom. The second double bedroom has the rarity of access to a beautiful terrace.

Enviably located at the top of the Wandle Road area of Morden, in close proximity to desirable schools and the River Wandle and Ravensbury Park Nature Reserve. Positioned a short walk to Morden Town Centre and Northern Line Tube station, with Mitcham Tramlink also in close proximity.

POLLARD ROAD, SM4

Approx. Gross Internal Floor Area
1808 Sq. ft/167.96 Sq. m

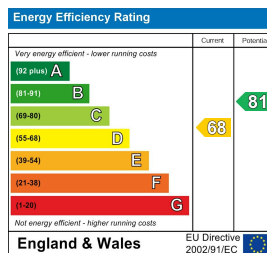


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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Exceptional Semi-Detached Family Home
- Four Double Bedrooms & Study
- One Bathroom, One En-Suite & Two W/C's
- Off-Street Parking with EV Charging
- Open-Plan Kitchen/Diner
- Superb South Facing Garden & External Terrace
- Desirable Location in the 'Wandle' area of Morden
- Freehold
- EPC Rating - D
- Merton Council Tax Band - F



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