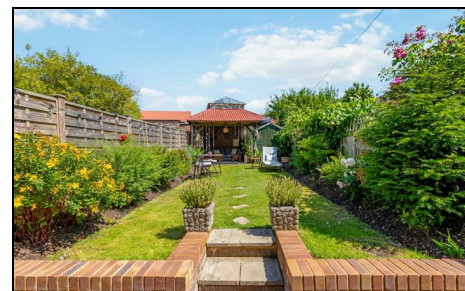


**Newminster Road
Morden, SM4 6HJ**

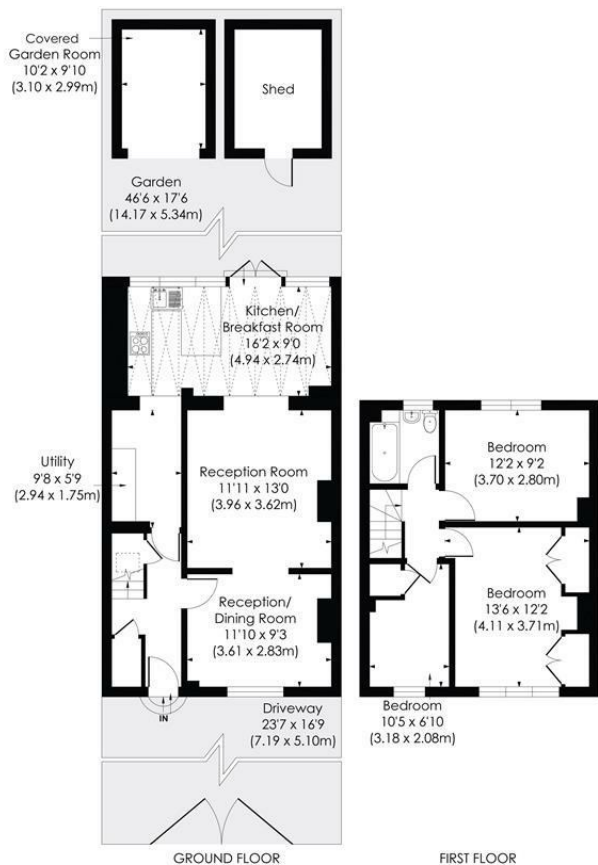
£535,000 Freehold



A gorgeous three bedroom extended terrace home with two receptions, Superb Kitchen / Breakfast room leading on to a delightful 43' garden with seating area and covered veranda, off street parking for two cars. The accommodation extends to 1001 Sq and is within reach of Morden Town Centre with its Northern Line Underground Station. Must be Seen !

NEWMINSTER ROAD, SM4

Approx. Gross Internal Floor Area
1001 Sq. ft/92.95 Sq. m (Excl. Outbuildings)

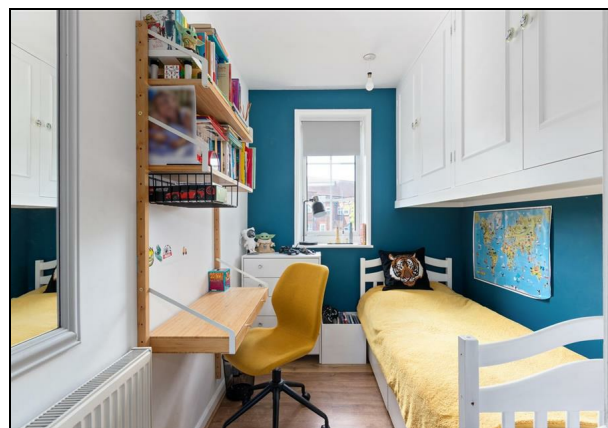


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PROPERTY MARKETING

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.

- 3 Bedroom Mid Terrace Family House
- Extended Kitchen/Breakfast Room
- Decked Seating Area with Covered Veranda
- Outdoor Power Supply
- Close to Morden Underground Station, Local Schools & Amenities
- Freehold
- EPC - C
- Council Tax Band - C



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(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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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
Lettings in Merton**

