

30 Wolsey Crescent Morden, SM4 4TB

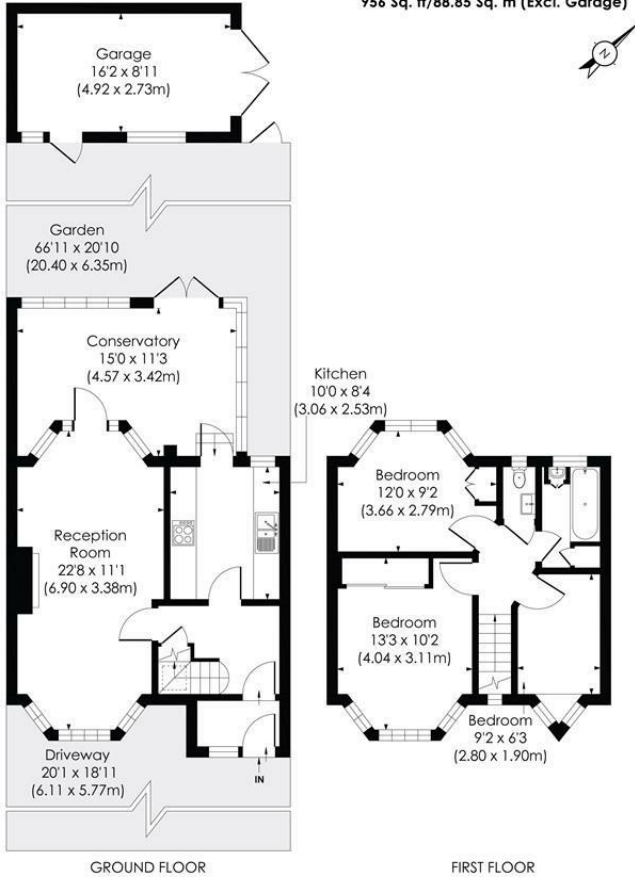
Offers In Excess Of £585,000 Freehold



A beautifully presented three-bedroom 1930s mock-Tudor style mid-terrace home, combining attractive period curb appeal with stylish contemporary interiors finished to a high standard throughout. The ground floor offers a separate front reception room, modern fitted kitchen and an insulated rear conservatory with underfloor heating, currently used as a dining area. The property also benefits from smart Philips Hue lighting and Google Home devices/appliances throughout. Upstairs are two double bedrooms, a third bedroom ideal as a nursery or home office, a modern family bathroom and separate WC. Externally, the property benefits from off-street parking for two vehicles with two EV charging points, a double garage to the rear and a well-maintained north-west facing garden. Conveniently located close to Morden Underground Station (Northern Line), St Helier railway station, local schools and nearby amenities.

WOLSEY CRESCENT, SM4

Approx. Gross Internal Floor Area
1101 Sq. ft/102.28 Sq. m (Incl. Garage)
956 Sq. ft/88.85 Sq. m (Excl. Garage)



pixangle
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.

- Mid-Terrace 1930s Mock Tudor Family Home
- Three Bedrooms
- Double Reception Through Lounge
- Insulated Rear Conservatory with Underfloor Heating
- Smart Philips Hue lighting & Google Home Devices/Appliances Throughout
- Off-Street Parking Space for Two Vehicles & Two EV Chargers
- Desirable Location Close to Popular Schools
- Double Garage to the Rear
- EPC Rating - C
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		88
(69-80)	C	69	
(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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