

# 39 Mossville Gardens Morden, SM4 4DG

## Offers In Excess Of £635,000 Freehold



**New to Market -** The charming area of Mossville Gardens, Morden, this delightful 1930s house offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The layout of the home is both practical and appealing, with a comfortable bathroom that caters to the needs of the household. The property has been well-maintained, showcasing the timeless elegance of its era while allowing for personal touches to be added.

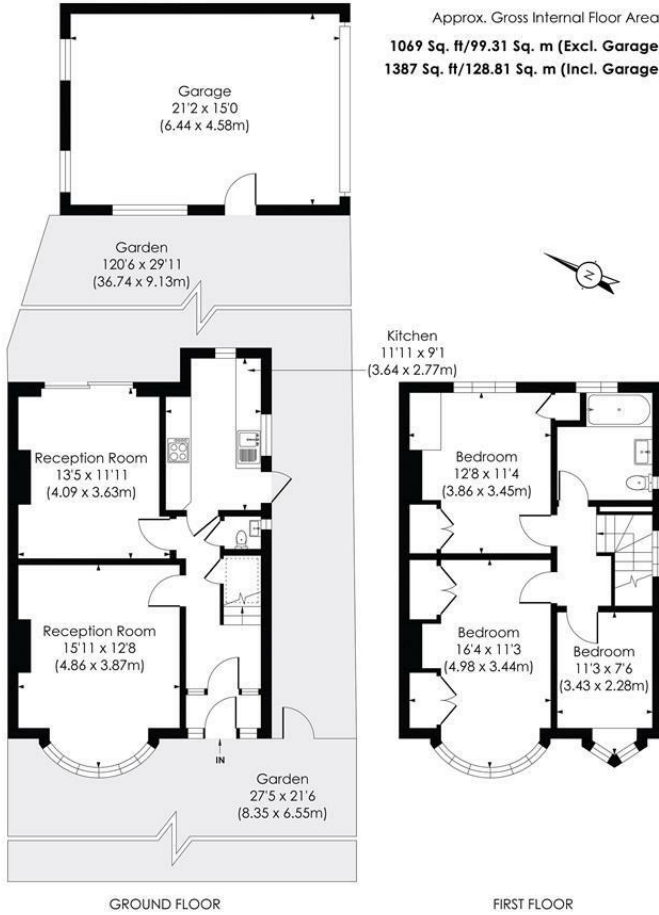
Mossville Gardens is a lovely neighbourhood, known for its friendly community and proximity to local amenities, including shops, schools, and parks.

This house presents a wonderful opportunity for anyone looking to settle in a vibrant part of Morden, combining the charm of a 1930s home with the comforts of modern living. Don't miss the chance to make this lovely property your new home.

**MOSSVILLE GARDENS, SW20**

Approx. Gross Internal Floor Area

**1069 Sq. ft/99.31 Sq. m (Excl. Garage)**  
**1387 Sq. ft/128.81 Sq. m (Incl. Garage)**



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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.



- Three Bedrooms
- Two Reception Rooms
- Garage at the rear of property
- End of Terrace
- Desirable Residential Road in Morden
- Chain Free
- Freehold
- Merton Council Tax Band - E
- EPC - D
- Potential to extend (STP)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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