

Arundel Avenue Morden, SM4 4DR

Offers In Excess Of £650,000 Freehold



Offered to the market with no onward chain, a larger than average three bedroom terraced period family home located in one of Morden's highly sought after residential roads. Boasting both off-street parking for up to 2 cars and a double garage at the rear of a spacious 62ft garden with decking.

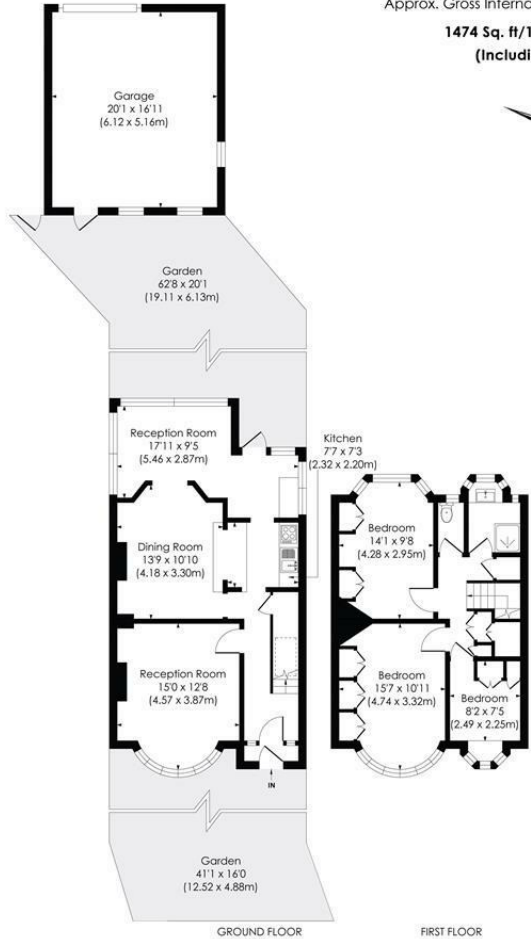
In excess of 1400 sqft and with the ability to extend even further (STPP), comprising two separate receptions, a galley kitchen and leading out onto a conservatory at the rear. Upstairs includes two well-appointed double bedrooms, a third 'single' bedroom and family bathroom with a separate W/C.

Situated in a superb area of residential tree-lined roads within walking distance to a selection of great schools and transport links such as the Northern Line Tube and Thameslink Railway, with both Morden and Raynes Park Town Centre nearby. This is a superb family purchase.

ARUNDEL AVENUE, SM4

Approx. Gross Internal Floor Area

1474 Sq. ft/136.90 Sq. m
(Including Garage)



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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.

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- Larger Than Average Terraced Period Family Home
- Three Bedrooms
- Off Street Parking & Garage
- Desirable Location on one of Morden's Premium Roads
- Close to Northern Line Tube & Sought After Schools
- Potential to Extend (STPP)
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		87
(69-80)	C	71	
(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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