

**50 Blanchland Road
Morden, SM4 5NE**

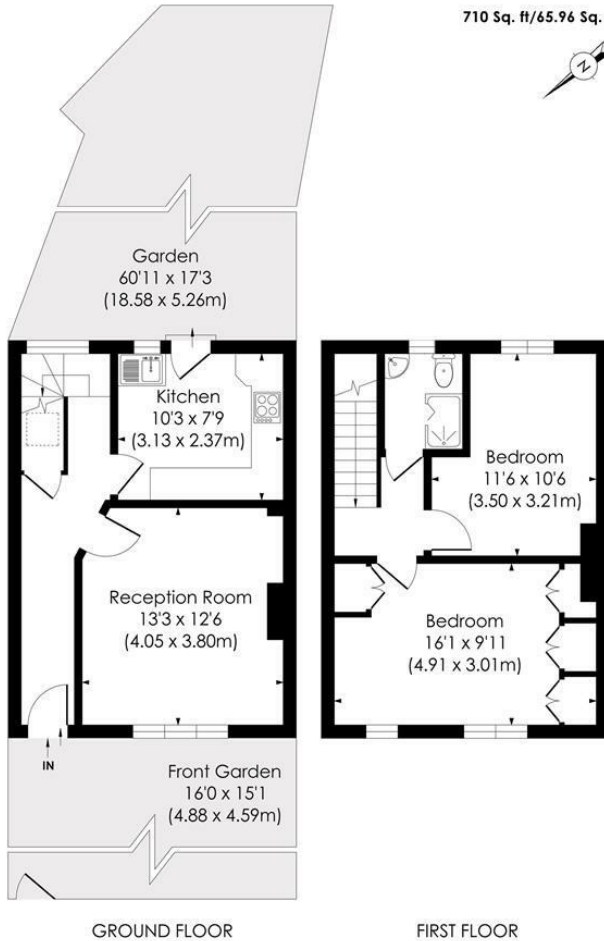
£450,000 Freehold



A two double bedroom terraced family home with a 60 ft south-east facing garden and offered to the market with no onward chain. Superbly located in the desirable 'ABC' roads of Morden, a close walk to the Northern Line Tube and Town Centre. Boasting a spacious front reception and separate kitchen on the ground floor, upstairs comprises two double bedrooms (with integrated cupboards in the principal bedroom) and family bathroom. With its unbeatable location and superb potential to extend on the ground floor and into the loft (STPP), as well as a high energy rating of 'C' this is a brilliant first time purchase or investment opportunity.

BLANCHARD ROAD, SM4

Approx. Gross Internal Floor Area
710 Sq. ft/65.96 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.

- Terraced Family Home
- Two Double Bedrooms
- 60 ft Garden
- Potential to Extend (STPP)
- Central Location in 'ABC' roads of Morden
- Walking Distance to Northern Line Tube & Town Centre
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - C



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC		70 80	England & Wales EU Directive 2002/91/EC

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