

Martin Grove Morden, SM4 5AJ

£775,000 Freehold



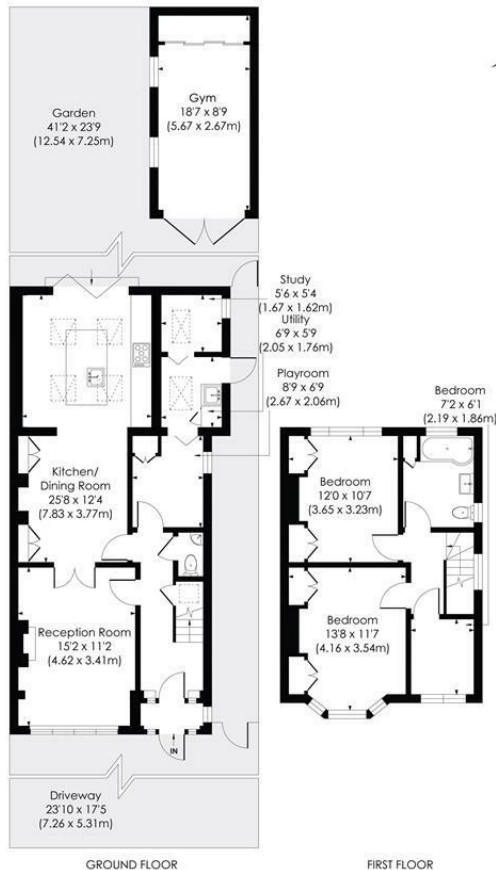
A stylish three-bedroom semi-detached family home offering high-specification accommodation, a generous rear garden and off-street parking for two cars, located on the sought-after Martin Grove, SM4. The ground floor features a front reception room and an impressive extended kitchen/dining room. This space benefits from chevron flooring, a contemporary kitchen with island breakfast bar, feature lighting above, and stylish tiled flooring within the extension. Doors open directly onto the rear garden, creating an excellent space for entertaining. Further ground floor accommodation includes a study, playroom, utility room and WC providing flexible living space. Upstairs offers three well-proportioned bedrooms and a family bathroom. The 40 ft rear garden includes a substantial outbuilding currently arranged as a gym, ideal for a home office, studio or additional leisure space. Conveniently positioned for Morden Underground Station (Northern Line), South Merton Thameslink, well-regarded local schools, green spaces and local amenities.

MARTIN GROVE, SM4

Approx. Gross Internal Floor Area

1364 Sq. ft/126.69 Sq. m (Incl. Garage)

1201 Sq. ft/111.55 Sq. m (Excl. Garage)

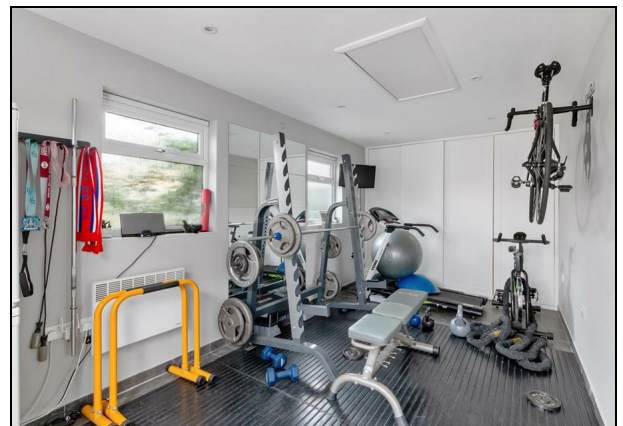


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PROPERTY MARKETING

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.

- Well Presented Semi-Detached Family Home
- Three Bedrooms
- Stylish Extended Kitchen/Diner with Island Breakfast Bar
- Study, Playroom, Utility Room and WC
- 40ft Garden with Gym/Outbuilding
- Off-Street Parking
- Convenient for Morden Underground and South Merton Thameslink
- Freehold
- Merton Council Tax Band - E
- EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	69	79
EU Directive 2002/91/EC		

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