

1 Allgood Close Morden, SM4 4PA

Offers In Excess Of £600,000 Freehold



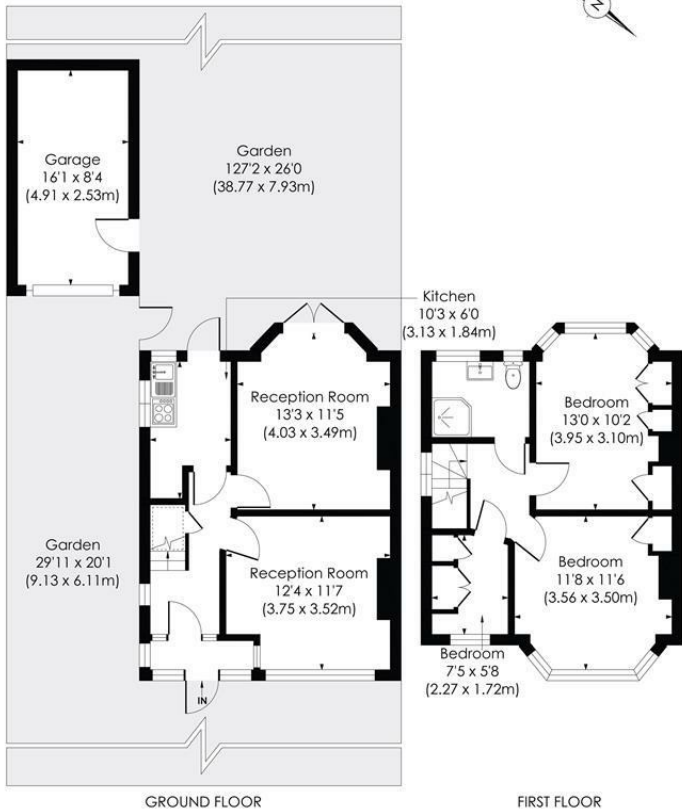
A three-bedroom 1930s semi-detached home located within a quiet cul-de-sac in the sought-after Lower Morden Lane area. The property offers two separate reception rooms, a fitted galley kitchen, and three bedrooms upstairs (two doubles and one single), served by a family bathroom.

Externally, the property benefits from a generous rear garden extending to 127ft, along with a garage to the side and off-street parking to the front. The property offers excellent scope for modernisation and extension, subject to the usual permissions. Conveniently located within easy reach of local amenities, schools, and transport links including Morden Underground (Northern Line) and nearby rail stations.

ALLGOOD CLOSE, SM4

Approx. Gross Internal Floor Area

839 Sq. ft/77.94 Sq. m
(Excluding Garage)



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 This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS 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-Bedroom 1930s Semi-Detached Family Home
- Two Separate Reception Rooms
- Sought-After Lower Morden Lane Area
- Quiet Cul-De-Sac Location
- Off-Street Parking
- Garage To The Side with Extension Potential (STPP)
- Approx. 127ft Rear Garden
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(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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