

A spacious two bedroom end of terrace house offering excellent potential for modernisation. The accommodation comprises a generous through reception room providing living and dining areas, separate galley kitchen, large conservatory and modern shower room. Further benefits include a front garden and a generous rear garden. Conveniently located for local amenities, St Helier railway station and bus links to Morden Underground Station.



- End of Terrace Family House
- Two Double Bedrooms
- Spacious Through Reception Room
- Modern Shower Room
- Large Conservatory
- Scope for Modernisation
- Convenient Transport Links
- Chain Free
- Council Tax - C
- EPC- D

















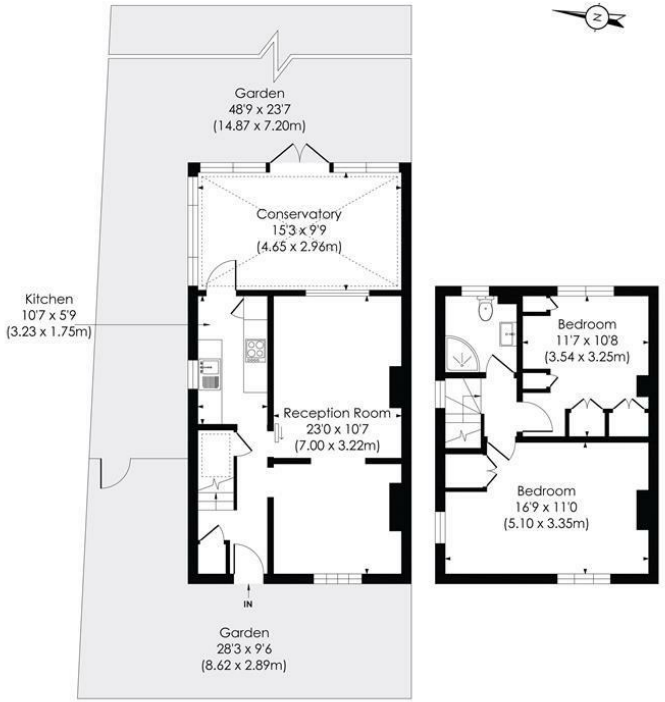




ST HELIER AVENUE, SM4

Approx. Gross Internal Floor Area

933 Sq. ft/86.67 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.

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	EU Directive 2002/91/EC	