Fuller Gilbert
& Company Est. 2001



Thurleston Avenue, Morden, SM4 4BN

Offers In Excess Of £650,000 Freehold

Introducing Thurleston Avenue...

A well-presented three-bedroom semi-detached house situated on Thurleston Avenue, SM4, offering a fantastic opportunity to create a comfortable family home with further scope for improvement and extension.

The property is in good condition throughout, while also offering the opportunity for buyers to modernise and personalise the accommodation to their own taste. The ground floor features a separate reception room, together with an open-plan kitchen and dining area, creating a practical and sociable living space.

Upstairs are three bedrooms and a family bathroom. To the rear, the property benefits from a longer-than-average garden, providing a generous outdoor space with excellent potential for families and those looking to make the most of the garden.

There is also a rear garage, which benefits from direct rear car access and electricity, providing useful additional storage, parking or workspace.

The property also offers excellent potential to extend, with scope for a ground-floor extension and loft conversion, subject to the necessary planning permissions and consents. This provides an exciting opportunity to increase the living accommodation and add value over time.







Welcome to Morden...

Thurleston Avenue is a popular residential road in the Hillcross area of Morden, ideally positioned for access to a range of local amenities, green spaces, schools and transport links.

The area is particularly well suited to families, with Hillcross Primary School and Hatfeild Primary School both within approximately half a mile, alongside a number of other schools within the surrounding area.

- **Three-bedroom semi-detached house**
- **Separate reception room**
- **Open-plan kitchen/dining room**
- **One family bathroom**
- **Good overall condition**
- **Scope to modernise and personalise**
- **Excellent opportunity for a family or long-term buyer**
- **Potential for extensions STPP**
- **Garage**
- **Southerly Facing Garden**















THURLESTON AVENUE

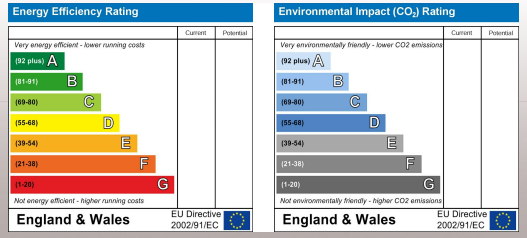
APPROXIMATE GROSS INTERNAL FLOOR AREA : 823 SQ FT - 76.50 SQ M (EXCLUDING GARAGE)
GARAGE AREA : 145 SQ FT - 13.50 SQ M



FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
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