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.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Drawn in accordance with RICS guidelines this plan is for guidance only and does not constitute in whole or part an offer or contract. It is not to scale (unless stated) and windows/door openings are approximate. Whilst every care has been taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Areas, measurements/distances are approximate and should not be used to value a property or be the base of any sale/let. Any intending purchaser or lessee should satisfy themselves through inspection, searches, enquiries and full survey as to the correctness of each statement.

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Thurleston Avenue, Morden, SM4 4BN

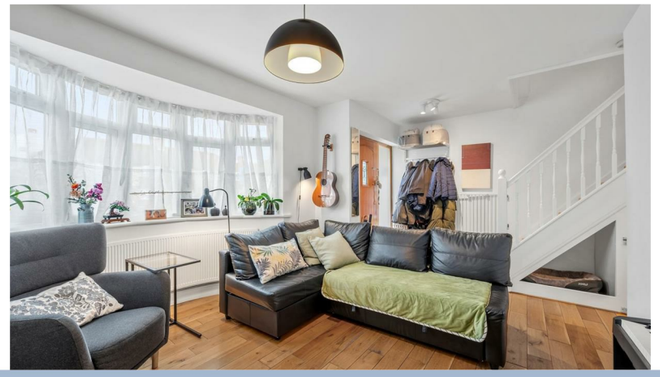
Asking Price £630,000 Freehold



for sale

Fuller Gilbert & Company Est. 2001

• Estate Agents • Valuers • Development Consultants • Property Consultants • Private Office • Asset & Capital Management









THE LOCATION

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.

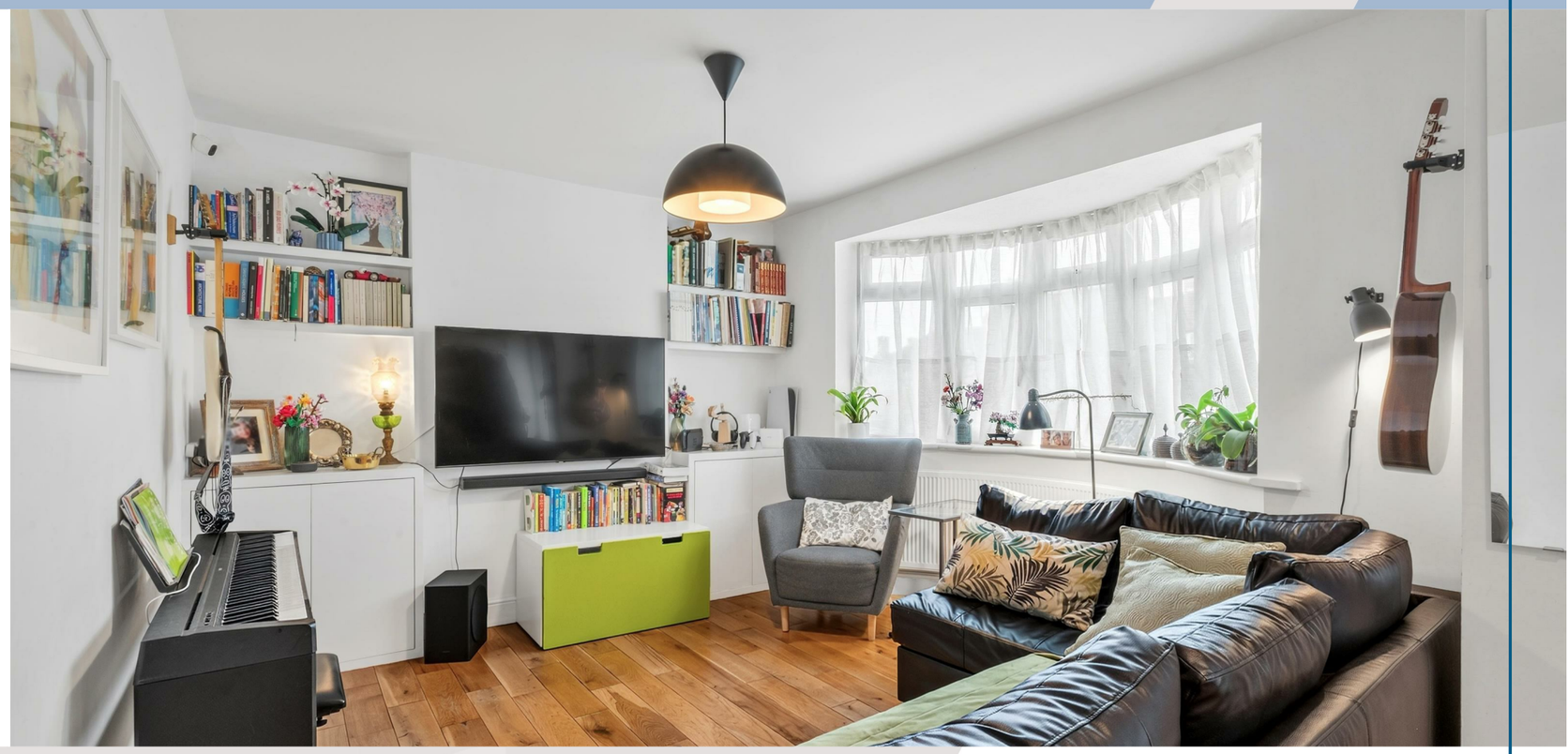
The area is particularly well suited to families, with Hillcross Primary School and Hatfeild Primary School both within approximately half a mile, alongside a number of other schools within the surrounding area.



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THE PROPERTY

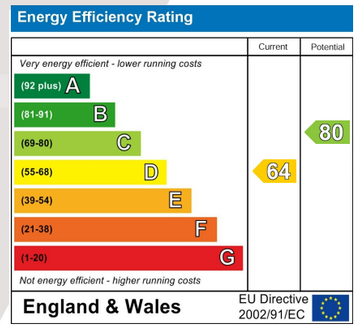
A well-presented three-bedroom semi-detached house situated on Thurleston Avenue, SM4, offering a fantastic opportunity to create a comfortable family home with further scope for improvement and extension.

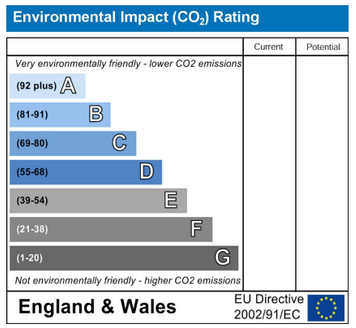
The property is in good condition throughout, while also offering the opportunity for buyers to modernise and personalise the accommodation to their own taste. The ground floor features a separate reception room, together with an open-plan kitchen and dining area, creating a practical and sociable living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





Please note on behalf of Fuller Gilbert & Co and the owner of this property, that these particulars do not constitute an offer or contract. Fuller Gilbert & Co has not undertaken any tests on any of the equipment, systems or fittings described in these particulars and no warranties can be given.
Please also note that wiring, plumbing and drains have not been checked. Our client has advised us of the tenure of the property. The length of lease and service charge have been provided by a Third Party. Any intending purchaser must obtain confirmation of these facts from their solicitor.