



309 Lynmouth Avenue, Morden, Surrey, SM4 4RX

Asking Price £550,000



Key features

- TERRACED HOUSE
- GREAT FAMILY HOME
- OFF STREET PARKING
- LOUNGE WITH BAY WINDOW
- KITCHEN/DINER
- PARKING FOR TWO CARS
- GREAT LOCATION FOR SCHOOLS
- ENCLOSED REAR GARDEN
- MODERN WHITE BATHROOM
- VIEWING HIGHLY ADVISED



Description

Welcome to this charming terraced house located on Lynmouth Avenue in the sought-after area of Morden. This delightful property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office space. The spacious reception room offers a warm and inviting atmosphere, ideal for relaxing or entertaining guests.

One of the highlights of this lovely home is the off-street parking, providing convenience and peace of mind for you and your visitors. The enclosed garden offers a private outdoor space where you can enjoy a morning coffee or host summer barbecues with friends and family.

Situated in a great location for schools, this property is perfect for families with children. Whether you're looking to settle down or invest in a property with potential, this terraced house offers a wonderful opportunity to create a comfortable and welcoming home in a desirable neighbourhood.

Don't miss out on the chance to make this house your own and enjoy all the benefits of living in this fantastic location. Contact us today to arrange a viewing and take the first step towards finding your dream home on Lynmouth Avenue.



ENTRANCE PORCH

UPVC entrance porch leading into the property with windows allowing plenty of natural light.

HALLWAY

Composite door leading into the property with stairs leading to the first floor, central heating radiator and two internal doors leading to the lounge and kitchen.

LOUNGE

11'1" x 9'10"

UPVC bay window, ceiling coving, ceiling rose, central heating radiator and the focal point of the room being a chimney breast with shelving and a modern electric living flame fire.

KITCHEN

16'4" x 9'6"

Having a range of cream country style wall and units with laminate effect work surfaces, stainless steel gas hob and electric oven with chimney style cooker hood above, plumbing for automatic washing machine, inset sink unit with 1 1/2 bowl sink, built in storage cupboard, central heating radiator, wall mounted central heating boiler, plumbing for dishwasher, ceiling coving, inset spotlights and UPVC patio doors leading out to the rear garden.

FIRST FLOOR LANDING

Stairs leading to the first floor, loft access.

BEDROOM ONE

11'11" x 10'1"

Located to the front of the property and having a UPVC window, ceiling coving and central heating radiator.

BEDROOM TWO

9'6" x 9'4"

The bedroom over looks the rear of the property and has a UPVC window, ceiling coving and central heating radiator.







BEDROOM THREE

9'0" x 5'10"

UPVC window, central heating radiator, ceiling coving and over head storage units.

BATHROOM

5'4" x6'9"

White modern suite comprising of a P-Shaped bath with shower over, low level w.c, pedestal wash basin with mixer tap, partial tiling, UPVC window, towel radiator, wall mounted storage cupboard and mirrored cabinet.

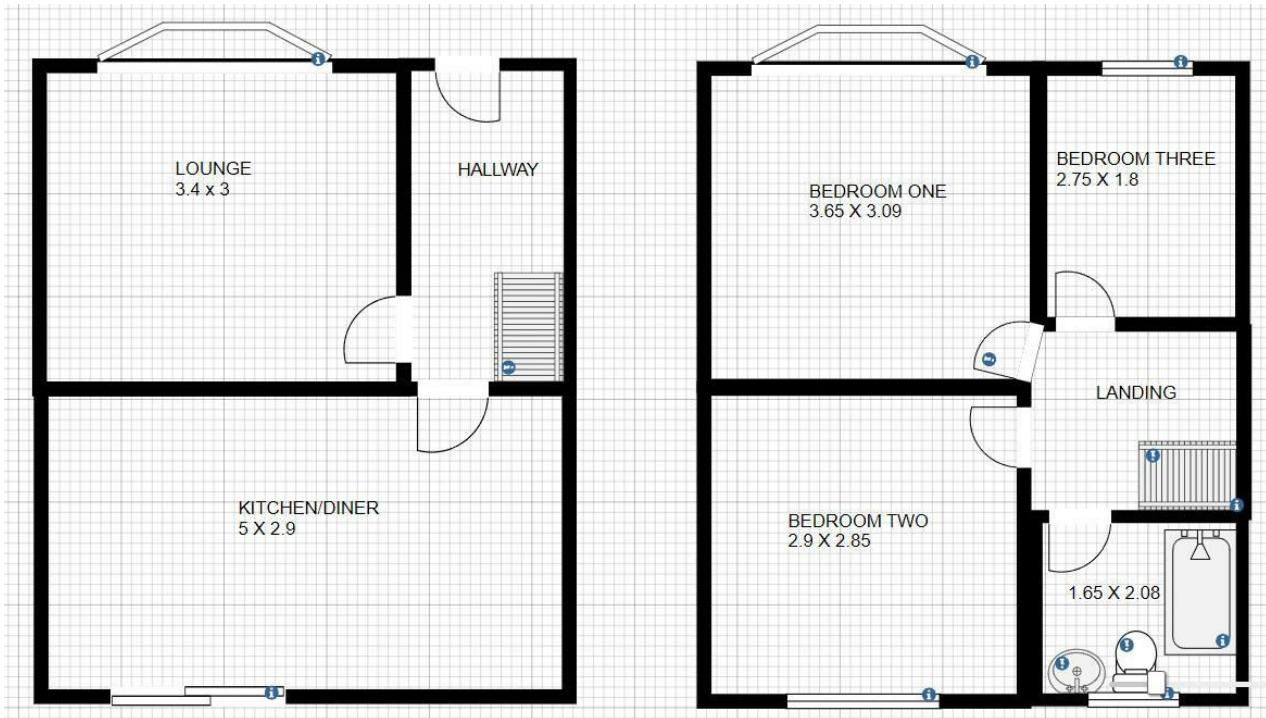
EXTERNAL

To the front of the property there is a recently laid block paved drive which can accommodate approximately two cars, fence to one side with lighting.

To the rear of the property there is a enclosed garden with a wonderful newly laid decking area with a South west west facing garden. Stairs lead to a garden area which also houses a large shed with full electrics, separate circuit and fuse board.

DISCLAIMER

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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