



Thurleston Avenue, Morden SM4 4BW



Welcome to Thurleston Avenue, Morden

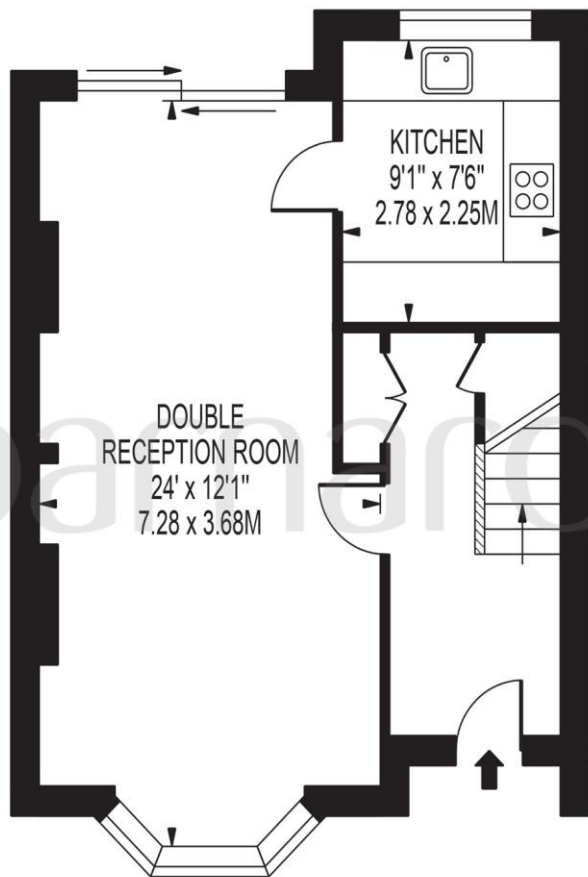
Located on a popular road in the Hillcross area of Morden, is this spacious three-bedroom semi-detached family home. The accommodation comprises of hallway, large through lounge and kitchen. The first floor offers two double bedrooms, good size single bedroom and bathroom which has the traditional three-piece suit as well as a separate walk-in shower cubicle. The front is blocked paved offering off street parking for two mid-size vehicles and side access to the private rear garden which is circa 85' long with a detached garage. There is potential to extend the property to the rear or into the loft space to create additional living space (STPP).

Thurleston Avenue is ideally situated for buses with its short routes to Morden Underground Station, South Wimbledon, and direct buses into Wimbledon Underground Station. There are various train stations on offer the closest being Morden South and South Merton both providing links into London. There are many local parks nearby such as Morden Park and Cannon Hill Common as well as many local schools such as Hillcross Primary School, Hatfield Primary School, Harris Academy Wimbledon, and Glenthorne High School to name a few.

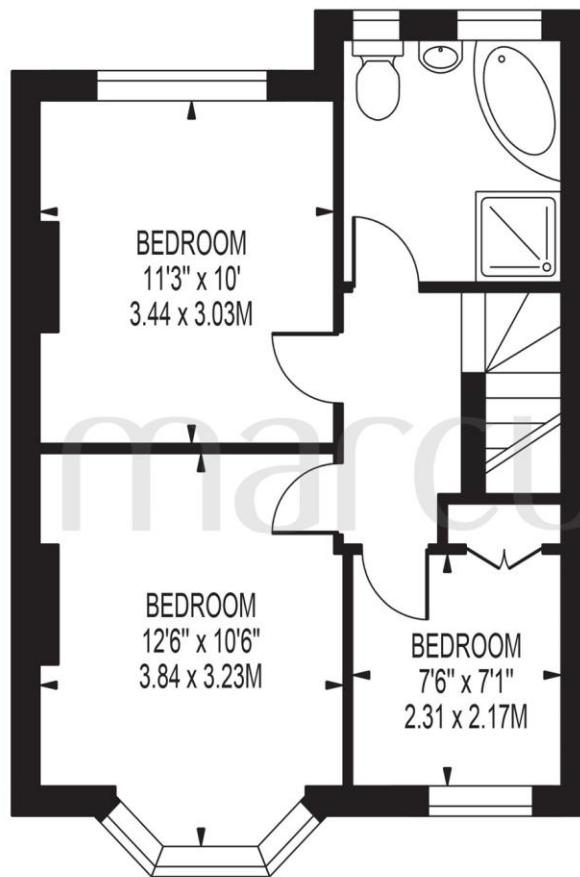


THURLESTON AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 845 SQ FT - 78.51 SQ M



GROUND FLOOR



FIRST FLOOR

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.

Welcome to

Thurleston Avenue, Morden

- End of Terrace
- Double driveway
- Possibility of loft & side extension (STPP)
- Desirable area
- Close to Transport

Tenure: Freehold EPC Rating: D

£675,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103200



Property Ref:
MOD103200 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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