



Aragon Road, Morden SM4 4QQ

welcome to
Aragon Road, Morden

Barnard Marcus are proud to present this beautifully presented extended three bedroom family home with the potential to extend further (STPP)

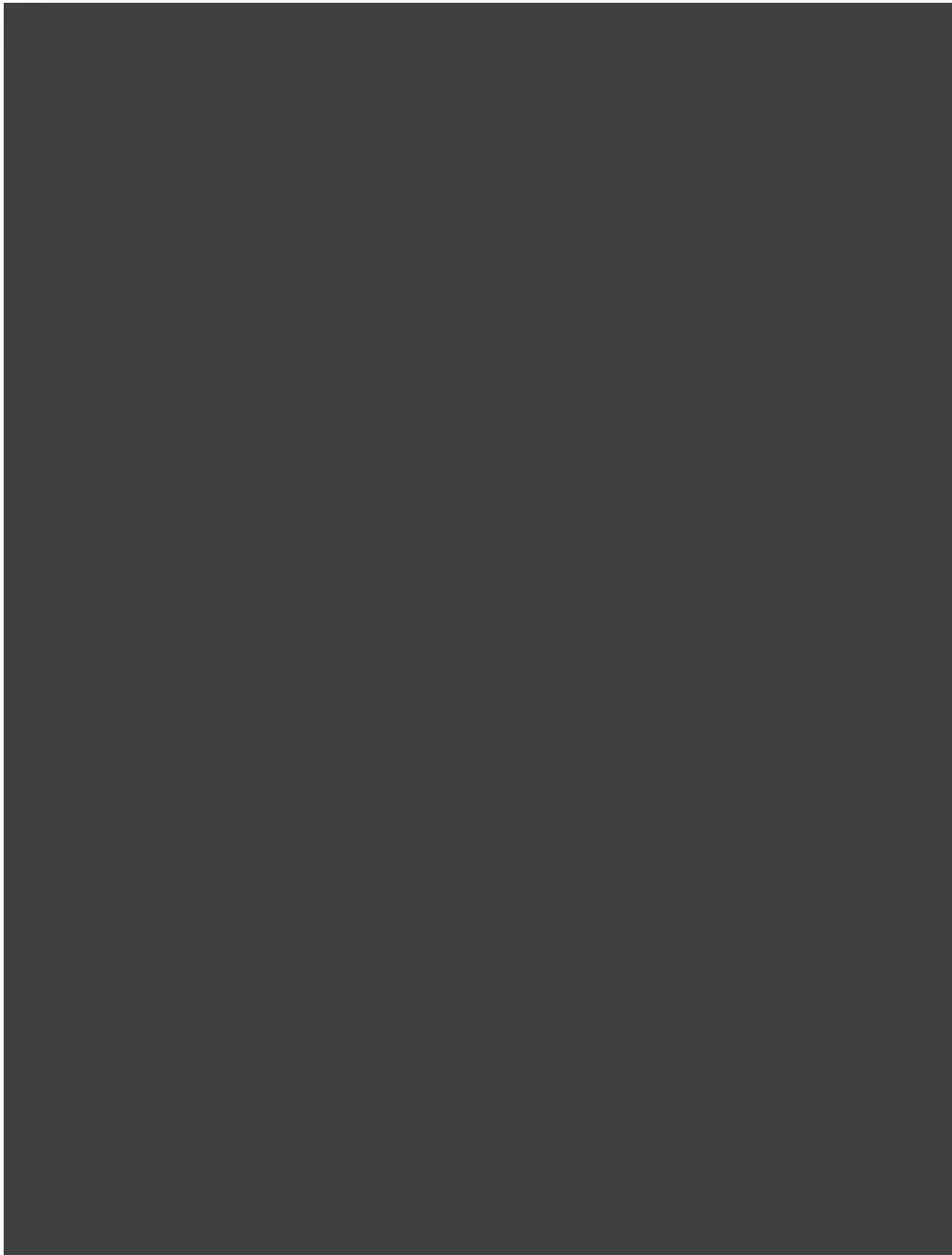
Downstairs consists of a bright and airy lounge and an extended kitchen dining room complete with a large kitchen island.

Upstairs there are two double bedrooms and a single bedroom. All three rooms are a good size with plenty of space for storage.

Outside the garden is well kept and a great space for relaxing in the sun or dinning alfresco.

Aragon Road is situated perfectly for schools, transport links and local shops.





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Aragon Road, Morden

- Sought after location
- Potential to extend (STPP)
- Rear kitchen extended
- Good local schools
- Good transport links

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£625,000



Please note the marker reflects the
postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103285



Property Ref:
MOD103285 - 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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