



Abbotsbury Road, Morden SM4 5JX

welcome to
Abbotsbury Road, Morden

Inside, The Home features a Bright and welcoming layout, Separate Reception room located at the front of House, Open plan Kitchen/dining room with good Natural light throughout. The First Floor offers Three Bedrooms - Two Doubles and a Generous single - along with a family Bathroom.

One of the standout advantages of this property is the Pre-application approval for a double-storey extension, giving future owners the exciting opportunity to substantially increase the living space (subject to final planning consent).

This makes the home ideal for buyers looking for a long-term property with room to grow.

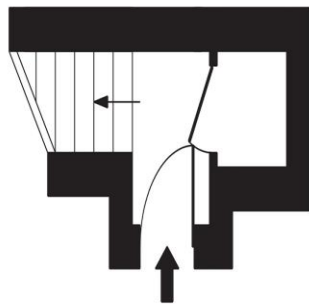
Outside, the Property enjoys a Private Rear garden, Perfect for Outdoor dining and Family Use, while the wider plot gives excellent scope for future development.

Located in sought-after Residential area, Abbotsbury road offers convenient access to Morden Underground Station, Local Bus routes, well regarded schools, parks and Amenities.

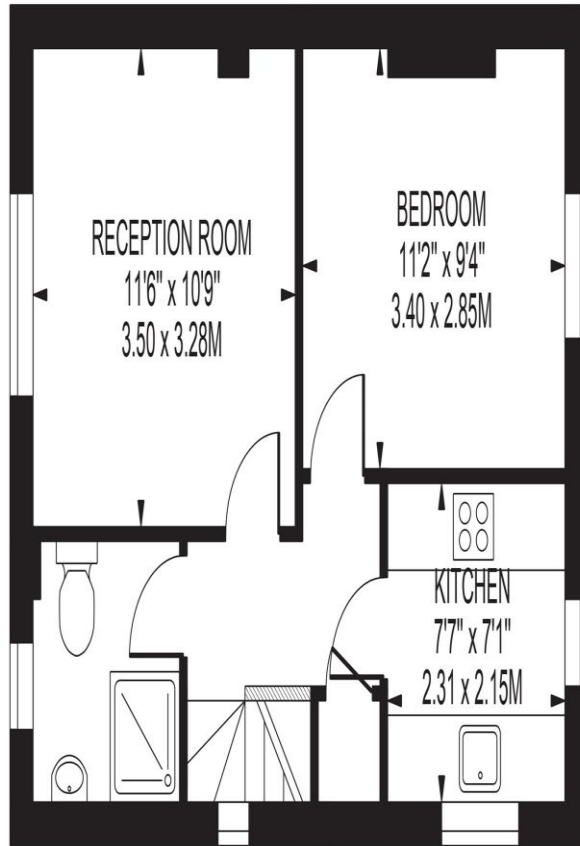


ABBOTSBURY ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 418 SQ FT - 38.83 SQ M



GROUND FLOOR ENTRANCE



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.
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- Three-bedroom End Of Terraced.
- Private Driveway.
- Seperate Garage.
- Pre-Application Approval for Double Storey Side Extension.
- Highly Sought After Location.

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£625,000



Please note the marker reflects the postcode not the actual property

view this property online barnardmarcus.co.uk/Property/MOD103593



Property Ref:
MOD103593 - 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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