



## 405a Lynmouth Avenue

Morden, SM4 4RZ

**Offers over £300,000**

Excellent Value – Two-Bedroom First Floor Maisonette with private garden and home office

This well-presented, purpose-built first-floor maisonette offers bright, welcoming accommodation and excellent value for money. The property features a bay-fronted lounge, a modern integrated kitchen, and two generously sized bedrooms, both with fitted wardrobes. The stylish, fully tiled bathroom includes a heated towel rail and an obscure glazed window for privacy.

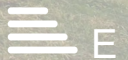
A standout feature of this must-see home is the versatile, converted garage room—perfect as a home office, gym, games room, or additional living space. It is equipped with power and lighting, plus extra storage, and is accessed via a private garden with convenient side access.

- 1st Floor maisonette
- Convenient and sought after location
- Easy access to Morden tube station
- Excellent leisure and recreational facilities close by
- Catchment of outstanding schools for all ages
- Presented in excellent order throughout
- Two bedrooms
- Multi use office /gymnasium with power & light
- Private garden and gated courtyard
- Long lease and low ground rent charges

### Viewing

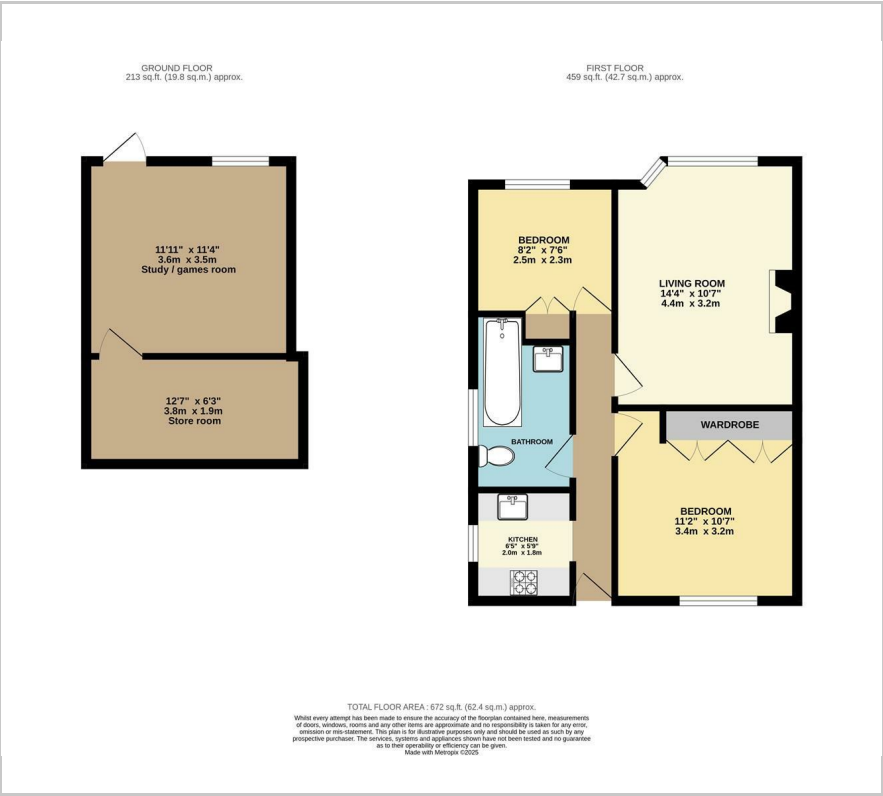
Please contact our Newkeys4me Estate Agent Office on 02086439490

if you wish to arrange a viewing appointment for this property or require further information.

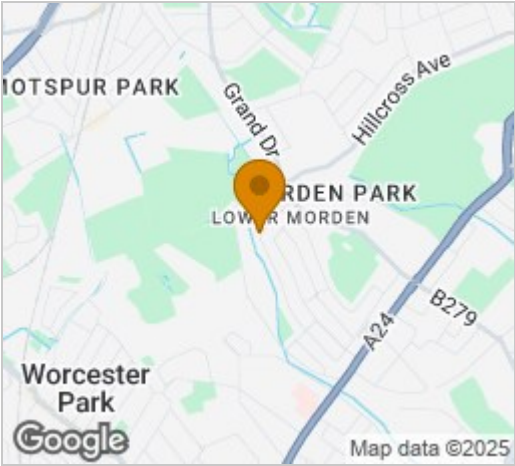




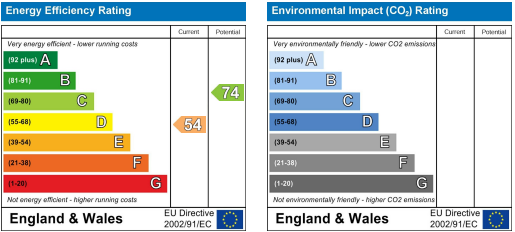
Floor Plan



Area Map



Energy Efficiency Graph



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