



13 Pollard Road, Morden

OIEO £700,000 Freehold



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**A Beautifully Presented Four-Bedroom Family Home in the Heart of Ravensbury, Morden, Offered Chain Free.**

Tucked away in the ever-popular Ravensbury neighbourhood, this spacious and well-appointed home offers the perfect blend of family-friendly living and easy access to green space, schools, and transport links.

Set behind off-street parking for two cars, the house opens with a welcoming porch and wide entrance hall. The bright, open-plan reception room provides ample space for both relaxation and entertaining, with doors leading out to a beautifully maintained 80ft rear garden. A semi-open-plan kitchen with integrated appliances can be closed off via sliding doors, and there's the added convenience of a downstairs W.C., utility area, and under-stairs storage.

Upstairs, you'll find three generous bedrooms and a stylish family bathroom. At the same time, the top floor features a spacious principal



- › Four Double Bedrooms
- › Two Bathrooms Including En-Suite to Principal Bedroom
- › Chain Fee
- › Off-Street Parking for Two Vehicles
- › 80ft Landscaped Rear Garden With Side Access
- › Downstairs W.C. & Utility Area
- › Over 1500 Sqft
- › Cathement Area For Outstanding Local Schools
- › Excellent Transport Links (Northern Line, Trams & Buses)
- › Sought-After Ravensbury Location Near Green Spaces



## Pollard Road, Morden - SM4

Approximate Gross Internal Area = 143.0 sq m / 1539 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Produced by Haboodle Estate Agents (ID1209138)



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