

**Rose Avenue  
Morden, SM4 6DE**

**£725,000 Freehold**



**A beautifully presented four bedroom extended detached bungalow in sought after residential cul de sac location near to Morden Hall National trust park. Recently refurbished throughout creating a stunning modern and contemporary feel. Spacious private garden with home office/gym. Off street parking to the front for several cars. This property is a must to view to be able to appreciate the quality and feel. Walking distance to Morden Town Centre and Northern Line Tube Station.**

## ROSE AVENUE, SM4

Approx. Gross Internal Floor Area

1250 Sq. ft/116.10 Sq. m (Including Outbuilding)

1110 Sq. ft/103.09 Sq. m (Excluding Outbuilding)



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This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Detached Bungalow
- Four bedrooms
- Home office/gym
- Off street parking
- Beautifully presented throughout
- Near to Morden Hall Park
- Council Tax Band - D
- EPC - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		65
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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