

**Rosedene Avenue
Morden, SM4 5RA**

£650,000 Freehold

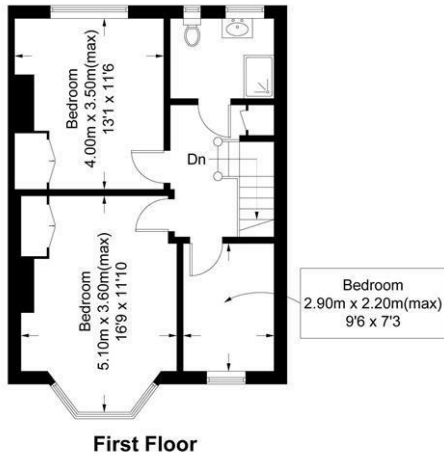


A beautifully presented three bedroom family home with accommodation extending to 1272 sq ft. Extended kitchen/dining room, private rear garden and located in a highly desirable cul-de-sac location. Off-street parking for 2 cars and close to Morden Town, Northern Line Tube Station and Thameslink station. Being sold with the benefit of no onward chain.



Rosedene Avenue, SM4

Approximate Gross Internal Area
 Ground Floor = 68.1 sq m / 733 sq ft
 First Floor = 50.1 sq m / 539 sq ft
 Total = 118.2 sq m / 1272 sq ft



This floor plan is for representation purposes only and is not drawn to scale. Whilst every attempt has been made to ensure its accuracy measurements are approximate only and should be checked before making any decisions reliant upon them.
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- Three Bedrooms
- Off-Street Parking for Two Cars
- Desirable Location
- Extended on the Ground Floor
- Spacious Through Lounge
- EPC Rating- TBC
- Council Tax Band - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(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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