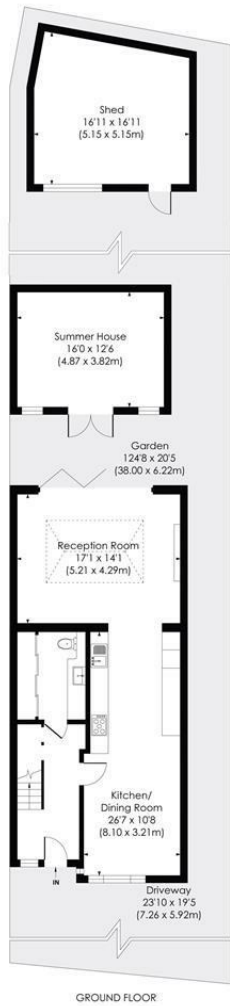


**Arras Avenue
Morden, SM4 6DF**

£725,000 Freehold



Superb and spacious four/five bedroom semi detached house with a lovely modern and contemporary feel throughout. Generous living space with bi-folding doors with integral blinds, leading to a fantastic 118 ft. private garden with home office/studio. Off street parking to the front of the property. There is a spacious landing area that originally would have been another room, this can easily be reinstated back to a 5th bedroom. This is a fantastic opportunity for any families looking for a home in the area.



ARRAS AVENUE, SM4
 Approx. Gross Internal Floor Area
1472 Sq. ft/136.71 Sq. m
 (Including reduced height)
1428 Sq. ft/132.71 Sq. m
 (Excluding reduced height)
Summer House: 200 Sq. ft/18.60 Sq. m



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PROPERTY MARKETING

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.

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- Semi detached house
- Well presented throughout
- Off Street parking
- 118 ft. garden
- Home office/studio
- EPC - C
- bi-folding doors with integral blinds
- Merton council Tax band - E

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

