

**Rougemont Avenue  
Morden, SM4 5PY**

**£635,000 Freehold**

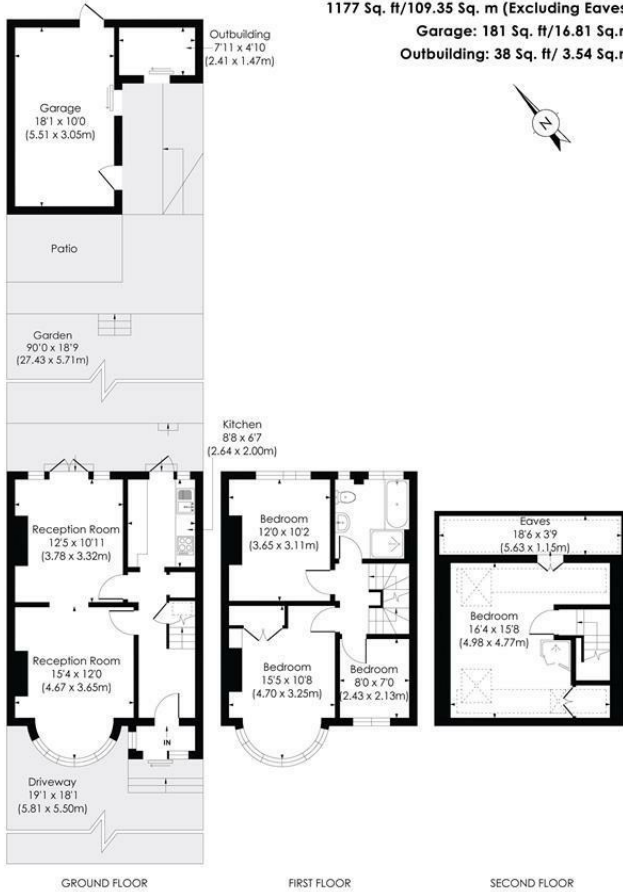


**A well presented four bedroom terrace house for sale in a sought after residential location. Boasting off-street parking to the front for two cars and the possibility to extend further on the ground floor (subject to planning permission). There is also the bonus of a private garage to the rear and a lovely 90ft private garden. A fantastic house for any families looking for a home in the area.**



**ROUGEMONT AVENUE, SM4**

Approx. Gross Internal Floor Area  
**1247 Sq. ft/115.82 Sq. m (Including Eaves)**  
**1177 Sq. ft/109.35 Sq. m (Excluding Eaves)**  
**Garage: 181 Sq. ft/16.81 Sq.m**  
**Outbuilding: 38 Sq. ft/ 3.54 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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- Four bedroom house
- Off street parking
- Lovely 90ft private garden
- Residential location
- Well presented throughout
- EPC - C
- Garage
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	71	
(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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