

Hatherleigh Close Morden, SM4 5AD

£650,000 Freehold

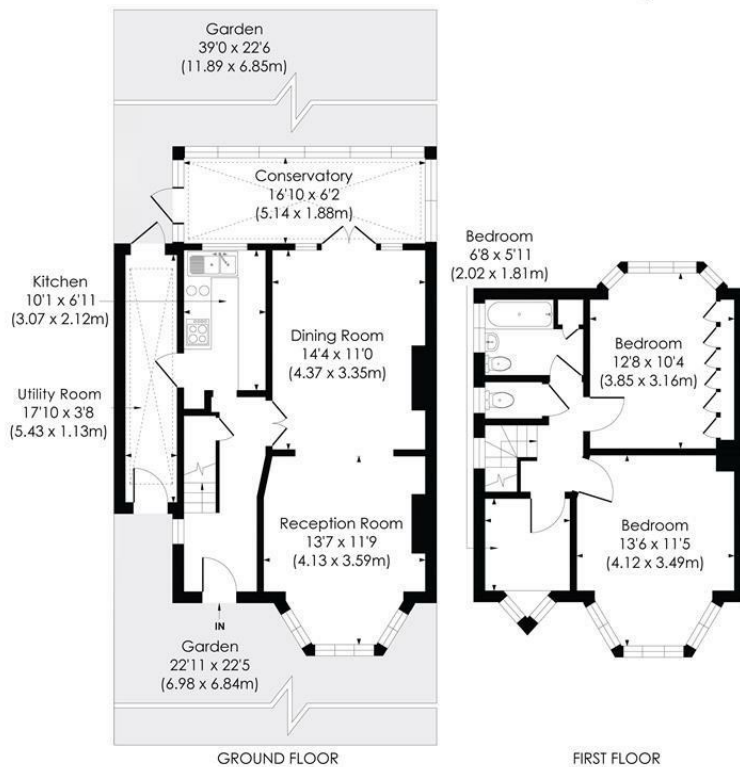


A well presented three bedroom end of terrace family home, with off-street parking for 2 cars, 40ft west facing garden and enviably located in a quiet residential cul-de-sac with a short walk to Morden Town Centre. Boasting an open plan double length reception room on the ground floor, with a separate kitchen and utility room, there is also a bright and airy conservatory. With two well appointed double bedrooms upstairs (plus a further third, single bedroom), a modern family bathroom and additional second W/C, there is further possibility to extend both on the ground floor and into the loft (STPP). Being situated in one of Mordens residential roads, with its excellent transport options such as the Northern Line Tube as well being in close proximity to the idyllic Morden Park, this is a superb purchase.

HATHERLEIGH CLOSE, SM4

Approx. Gross Internal Floor Area

1065 Sq. ft/98.91 Sq. m



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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.

- Well Presented End of Terrace Family Home
- Three Bedrooms
- Off-Street Parking
- West Facing Garden
- Potential to Extend (STPP)
- Desirable Location in Morden
- Close to Multiple Transport Links and Primary Schools
- Freehold
- EPC Rating - D
- Council Tax Band - E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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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