

**London Road
 Morden, SM4 5AT**

Offers In Excess Of £700,000 Freehold



A spacious and rarely available double-fronted Victorian four bedroom semi-detached house in central Morden. Boasting four bedrooms, three receptions and generous overall living space with a lovely private garden. Offering brilliant potential, the property is in need of some updating and there is the possibility to extend subject to planning permission. Situated only a stone's throw away from Morden Town Centre, ideally located next to various transport links including the Northern Line Tube and a myriad of green spaces and recreation grounds. Being sold with the benefit of no onward chain, an early viewing is highly recommended.

LONDON ROAD, SM4

Approx. Gross Internal Floor Area

1793 Sq. ft/166.61 Sq. m (Including reduced height)
1688 Sq. ft/156.81 Sq. m (Excluding reduced height)



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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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- Victorian Double Fronted House
- Semi-Detached
- Four Bedrooms
- Potential To Extend (STPP)
- Lovely Garden
- Superbly Located in Central Morden
- Freehold
- No Onward Chain
- EPC Rating - E
- Merton 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	46	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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