

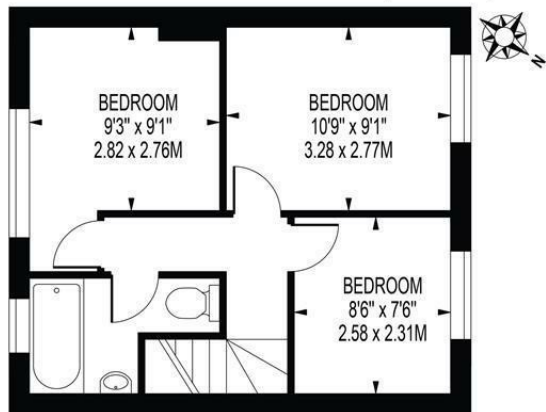
**Combermere Road
Morden, SM4 6RD**

£550,000 Freehold

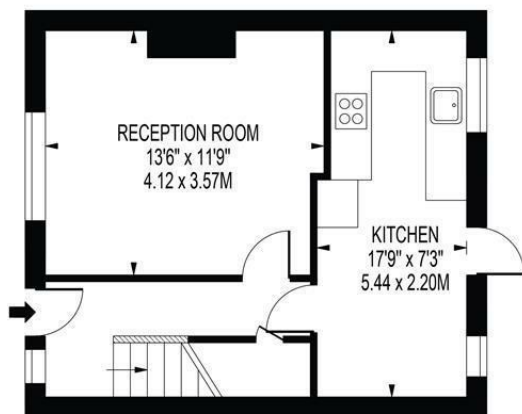


A beautifully presented three bedroom terraced family home offered to the market with no onward chain. Enviably located on a quiet residential street in the 'ABC' roads of Morden, a short walk to St Helier Thameslink and close proximity to Morden Northern Line Tube and Town Centre. Boasting a spacious front reception and a contemporary kitchen with integrated appliances on the ground floor, with access to an attractive landscaped garden. Upstairs comprises two double bedrooms, a third single bedroom and modern family bathroom. With the bonus of off-street parking and further potential to extend (STPP) this is a superb family home or first time purchase.

COMBERMERE ROAD
APPROXIMATE GROSS INTERNAL FLOOR AREA: 721 SQ FT • 66.96 SQ M



FIRST FLOOR



GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Terraced Family Home
- Three Bedrooms
- In Excellent Condition
- Landscaped Garden
- Off-Street Parking
- Close to Various Transport Links
- No Onward Chain
- Freehold
- EPC Rating - C
- Merton Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(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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