

## Templecombe Way Morden, SM4 4JF

**£600,000 Freehold**



A well presented three bedroom terraced 'Selley built' family home, boasting off-street parking for two cars, a large southerly aspect garden and located in the desirable Hillcross area of Morden. Comprising a front reception and a bright and airy open-plan kitchen/diner on the ground floor. Doors open out onto a beautiful 69ft south east facing garden with stone paving and a garden studio at the rear. Boasting two spacious double bedrooms upstairs alongside a third single bedroom and contemporary family bathroom. There is further potential to extend into the loft and downstairs (subject to planning permission). Ideally located for transport links including Morden Northern Line tube, Raynes Park Train Station and the Thameslink, as well as desirable schools and recreation grounds in close proximity.

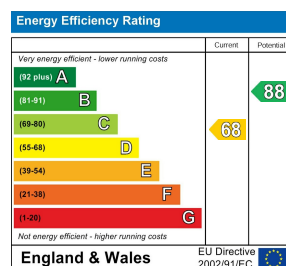
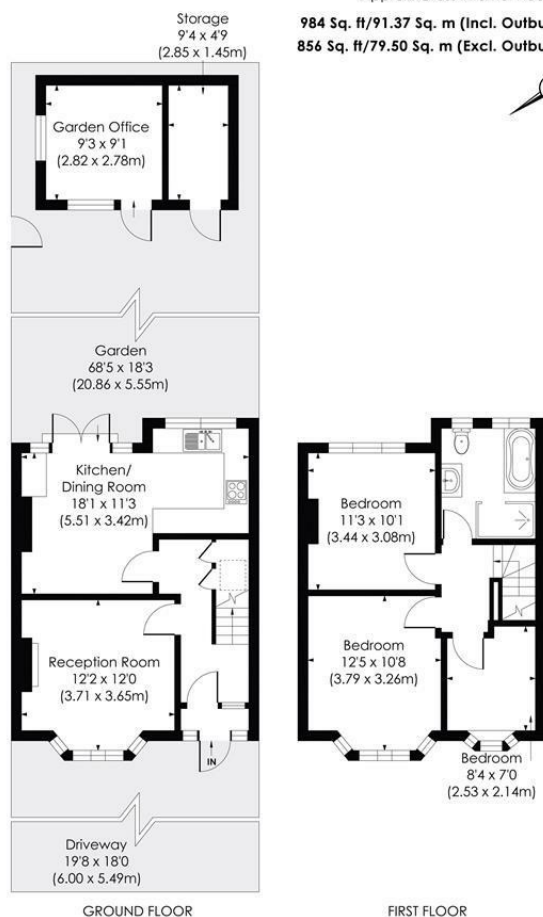


## TEMPLECOMBE WAY, SM4

Approx. Gross Internal Floor Area

984 Sq. ft/91.37 Sq. m (Incl. Outbuilding)

856 Sq. ft/79.50 Sq. m (Excl. Outbuilding)



- Terraced Family Home
- Three Bedrooms
- In Lovely Condition
- Off-Street Parking for Two Cars
- 68ft South-East Facing Garden with Garden Office
- Potential to Extend Further (STPP)
- Desirable Location in Hillcross area of Morden
- Freehold
- EPC Rating - C
- Merton Council Tax Band - D

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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.

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