

## Pilgrim Close Morden, SM4 6QA

**£700,000 Freehold**

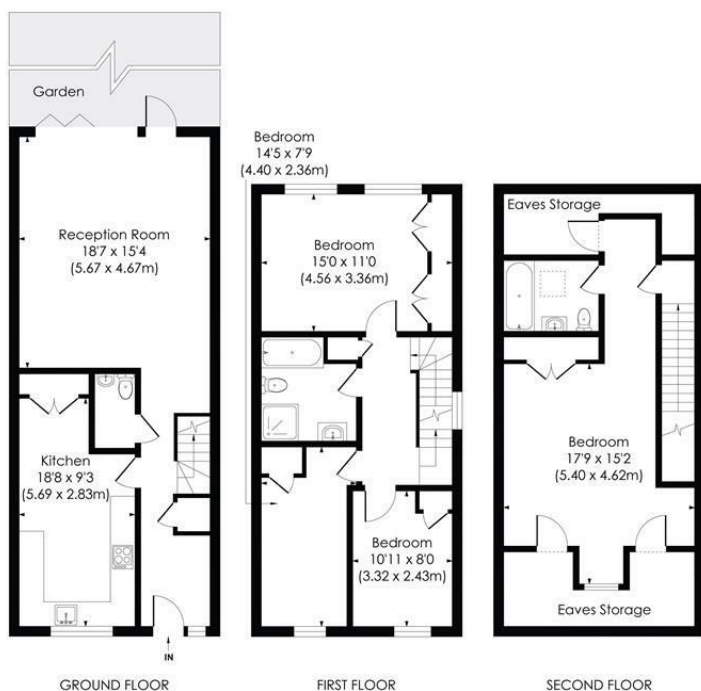


In excess of 1500 sq ft, a superbly presented and rarely available four bedroom, two bathroom and additional W/C terraced Modern Townhouse with off-street parking. Enviably located in a quiet and residential close in the St Helier area of Morden, built in 2017 and still under the NBHC New Home Warranty scheme. Boasting a contemporary kitchen complete with integrated appliances and granite countertops downstairs alongside a ground floor W/C and open-plan reception, with bi-fold doors opening out onto the private garden. Upstairs comprises a spacious double bedroom with built-in cupboards, two further bedrooms and a modern family bathroom, whilst the principal bedroom on the top floor contains a further en-suite bathroom and copious eaves storage. Positioned only a short walk to St Helier Thameslink and within easy reach of Morden Northern Line Tube, this is a superb purchase.

## PILGRIM CLOSE, SM4

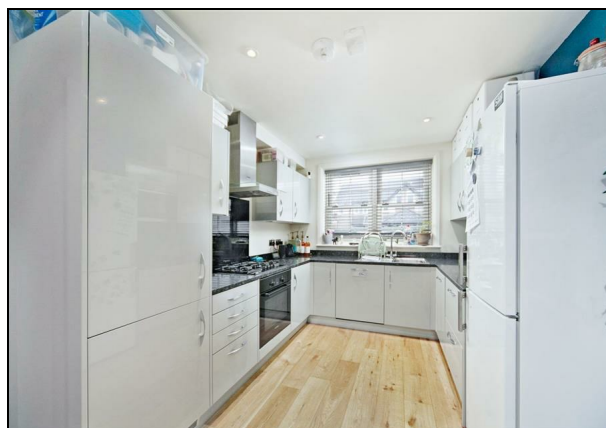
Approx. Gross Internal Floor Area

1513 Sq. ft/140.57 Sq. m



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.

- Modern Terraced Townhouse
- In Excess of 1500 sq ft
- In Excellent Condition Throughout
- Four Bedrooms
- Two Bathrooms & Ground Floor W/C
- Off-Street Parking
- Close to Various Transport Links and Desirable Schools
- Freehold
- EPC Rating - B
- Merton Council Tax Band - E



| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 90      | 90                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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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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