

## Thurleston Avenue Morden, SM4 4BW

**£625,000 Freehold**



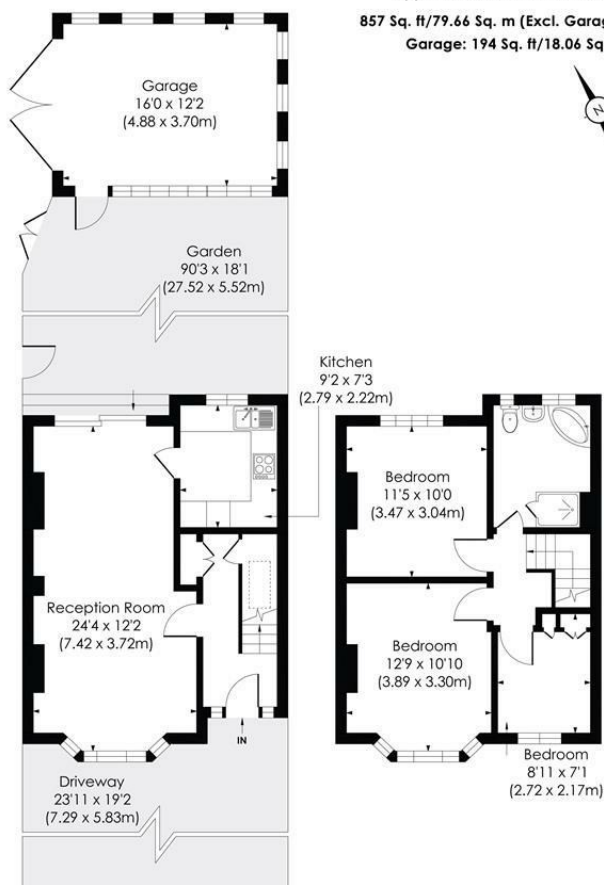
A three bedroom 'Selly' built Semi-Detached family home with off-street parking, garage and stunning 90 ft garden, enviably located in the desirable Hillcross area of Morden. Comprising a double length open-plan reception with separate kitchen on the ground floor, doors open out onto a larger than average garden with side access and garage at the rear. Boasting two spacious double bedrooms upstairs alongside a third single bedroom and a 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.

## THURLSTON AVENUE, SM4

Approx. Gross Internal Floor Area

857 Sq. ft/79.66 Sq. m (Excl. Garage)

Garage: 194 Sq. ft/18.06 Sq. m



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>63</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

- Semi-Detached
- Three Bedrooms
- Off-Street Parking
- Garage
- Superb 90 ft Garden
- Potential to Extend (STPP)
- Desirable Location in Hillcross area of Morden
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D

For Free Mortgage Quote and Best Mortgage Rates, call Ellisons Mortgage Advisor on 0208 543 1166



Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

Celebrating 30 years of successful Sales and Lettings in Merton

