

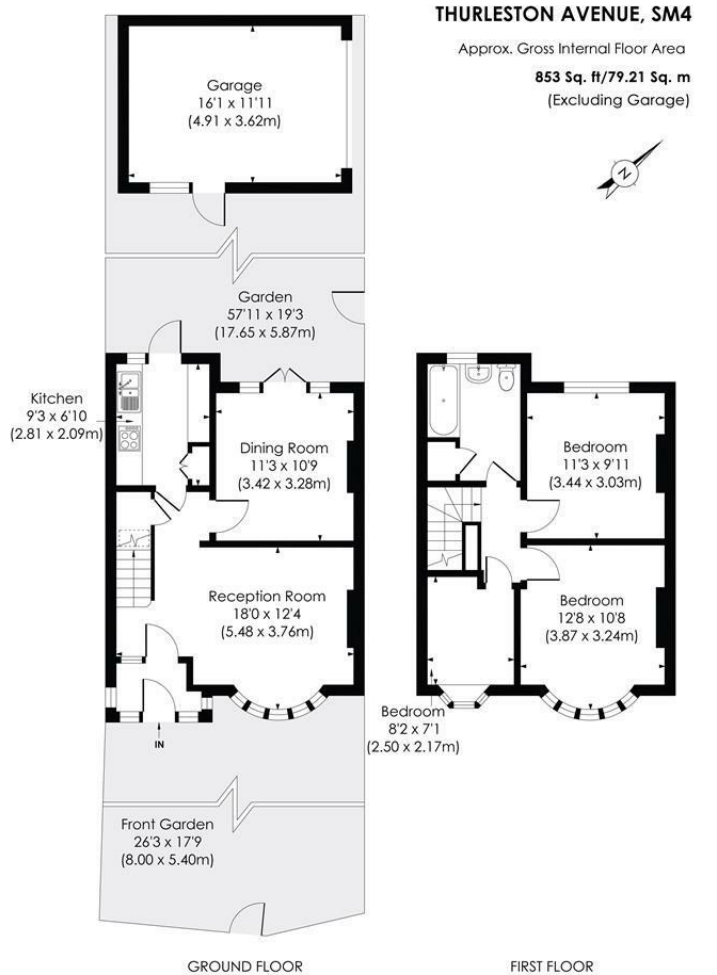
**Thurleston Avenue  
Morden, SM4 4BW**

**£635,000 Freehold**



**Impressive 'Selley built', three bedroom, one bathroom end of terrace family home with a double garage at the rear and boasting the potential to extend STPP. Offering two separate receptions and galley kitchen, leading to the south west facing garden which has side access, along with a generously sized modern bathroom, two double bedroom and one 'large' single on the 1st floor. Located in the desirable Hillcross area of Morden and with numerous transport links including Morden Northern Line tube station, Raynes Park Train Station and the Thameslink, as well as amenities and good schools.**





**pixangle** 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.



- End of Terrace Family Home
- Three Bedrooms
- Newly Fitted Combi Boiler & Fuse Box
- Double Garage at rear
- South-West Facing Garden
- Potential to Extend Further (STPP)
- Located in the desirable Hillcross area of Morden
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(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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