

## Aragon Road Morden, SM4 4QG

**£600,000 Freehold**



A well presented four bedroom, two bathroom 'Crouch' built terraced family home located in the sought after area of Lower Morden, boasting off-street parking, a beautiful 60ft south west garden and garage at the rear.

Comprising a double length reception and modern galley kitchen on the ground floor, opening out onto a sunny garden with a landscaped patio area at the front and a generously sized garage with rear access.

A spacious double bedroom, modern en-suite bathroom and copious eaves storage in the converted loft, with a further two double bedrooms, one single bedroom and contemporary bathroom on the first floor. There is further potential to extend on the ground floor (STPP).

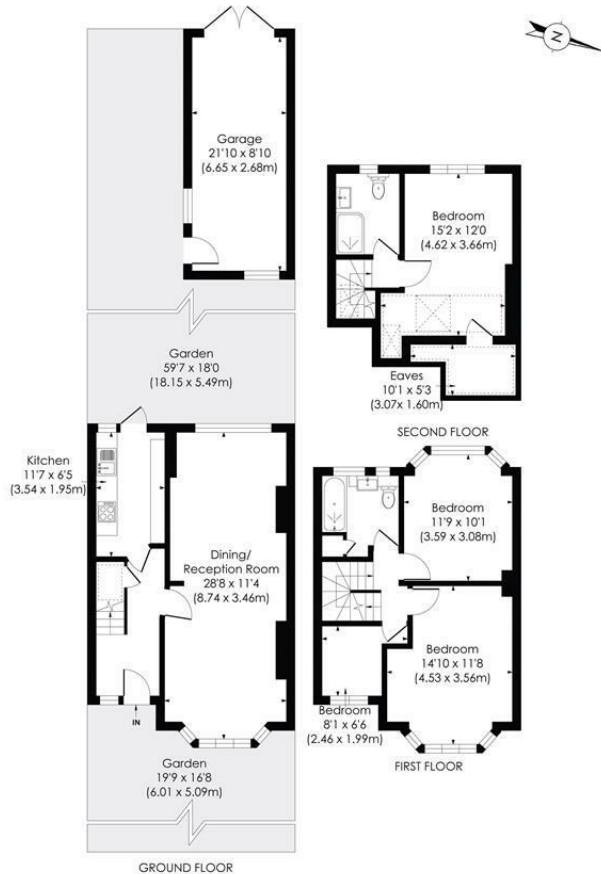
With excellent local schools and great transport links to Morden, Sutton, Raynes Park and Wimbledon, an ideal purchase for those looking for a spacious four bedroom freehold home.



## ARAGON ROAD, SM4

Approx. Gross Internal Floor Area

1186 Sq. ft/110.2 Sq.m (Including Reduced Height)  
1093 Sq. ft/101.5 Sq.m (Excluding Reduced Height)

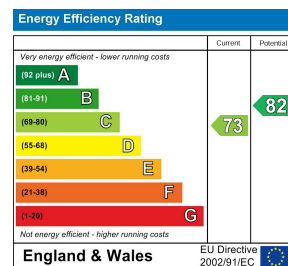


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PROPERTY MARKETING

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.

- Well Presented Period Family Home
- Four Bedrooms & Two Bathrooms
- Off Street Parking
- Garage
- Beautiful South-West Garden
- Potential to Extend (STPP)
- Sought After Location in Lower Morden
- Freehold
- EPC Rating - C
- Merton Council Tax Band - E



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