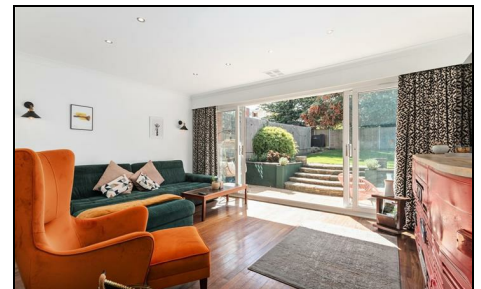


## Pollard Road Morden, SM4 6EG

**£850,000 Freehold**



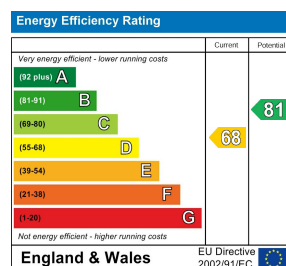
In excess of 1800 sq ft, an elegantly presented and unique to market four double bedroom semi-detached family home with an idyllic garden and a first floor outdoor terrace. In excellent condition throughout, boasting off-street parking for 2 cars and EV charging, two reception rooms, both a ground floor study room and utility room, and the rare addition of a luxurious family bathroom, ensuite and two W/C's.

Entering the property via a bespoke pivot front door with fingerprint entry, the ground floor benefits from a spacious open-plan kitchen/diner with modern integrated appliances, with sliding doors opening out onto a sunny south facing garden. Comprising four well-appointed double bedrooms upstairs, three of which with built-in wardrobes and an en-suite in the master bedroom. The second double bedroom has the rarity of access to a beautiful terrace.

Enviably located at the top of the Wandle Road area of Morden, in close proximity to desirable schools and the River Wandle and Ravensbury Park Nature Reserve. Positioned a short walk to Morden Town Centre and Northern Line Tube station, with Mitcham Tramlink also in close proximity.



- Exceptional Semi-Detached Family Home
- Four Double Bedrooms & Study
- One Bathroom, One En-Suite & Two W/C's
- Off-Street Parking with EV Charging
- Open-Plan Kitchen/Diner
- Superb South Facing Garden & External Terrace
- Desirable Location in the 'Wandle' area of Morden
- Freehold
- EPC Rating - D
- Merton Council Tax Band - F



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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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Lettings in Merton**

