

Hazelwood Avenue Morden, SM4 5RS

£600,000 Freehold



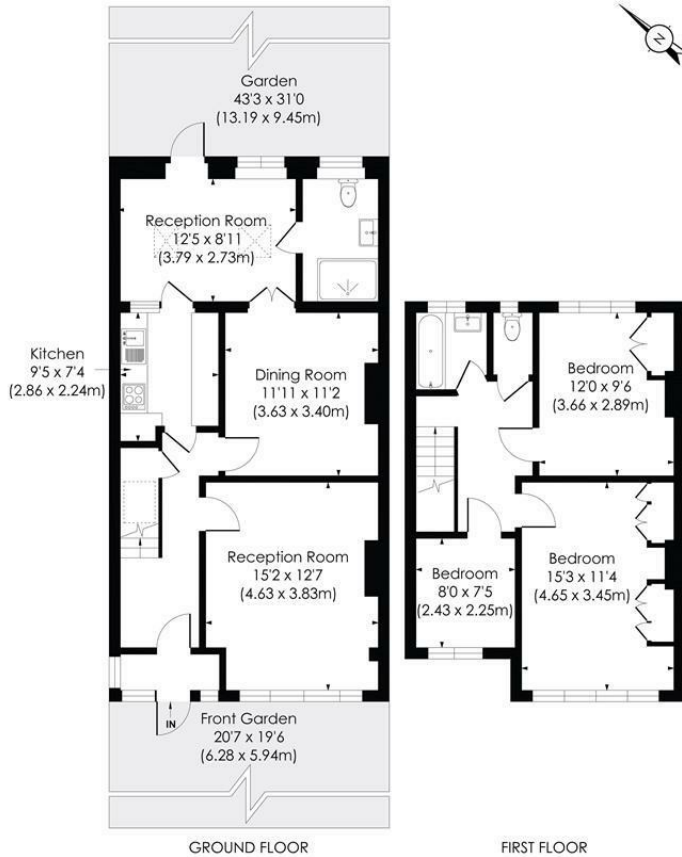
A larger than average three bedroom, two bathroom 1930's period family home, superbly located in one of Morden's most desirable roads, only 0.3 miles from the Northern Line Tube and Morden Town Centre.

In need of modernisation, boasting off-street parking and extended on the ground floor, with superb potential to extend further into the loft (STPP). With a porch entry, and comprising two spacious receptions, a separate kitchen and additional reception plus bathroom on the ground floor. Upstairs includes two well-appointed double bedrooms with built-in wardrobes, a third 'single' bedroom and a second bathroom with a separate W/C.

Situated within walking distance to the famous recreational grounds of the National Trusts Morden Hall Park and Morden Park and having multiple transport links in close proximity, this is a brilliant opportunity to put your mark on a family home, in an area that is rarely available being so close to the Town Centre.

HAZELWOOD AVENUE, SM4

Approx. Gross Internal Floor Area
1197 Sq. ft/111.22 Sq. m



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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.

- Spacious 1930's Family Home
- Three Bedrooms & Two Bathrooms
- Three Receptions
- Extended on the Ground Floor
- Off-Street Parking
- Desirable Residential Road in Morden Town Centre
- Walking Distance to Northern Line Tube
- Freehold
- EPC Rating - D
- Merton Council Tax Band - D



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

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