

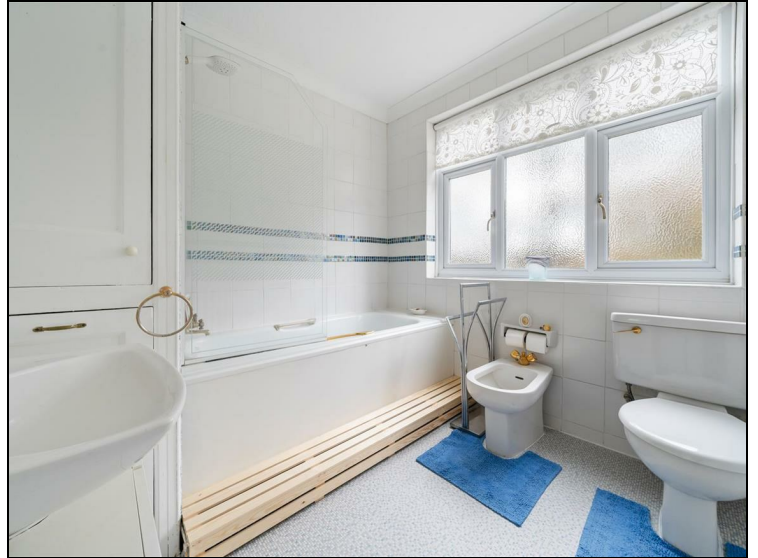
## Cherrywood Lane Morden, SM4 4HS

**£725,000 Freehold**



**This charming and neutrally decorated THREE DOUBLE BEDROOM, un-extended, 1930s End of Terrace "Blay" House has a lovely South East Facing rear garden that backs onto Cherry Woods. This is an ideal blank canvas for an incoming buyer to move into and finish to their own desired tastes over time. Located on a desirable residential Road within easy access to transport links from both Raynes Park and Morden and the outside space of Cannon Hill Common. There is also parking to the front, a detached garage to the rear, a spacious through lounge, separate kitchen and a neutrally decorated family bathroom. Offering excellent potential to extend S.T.P.P.**



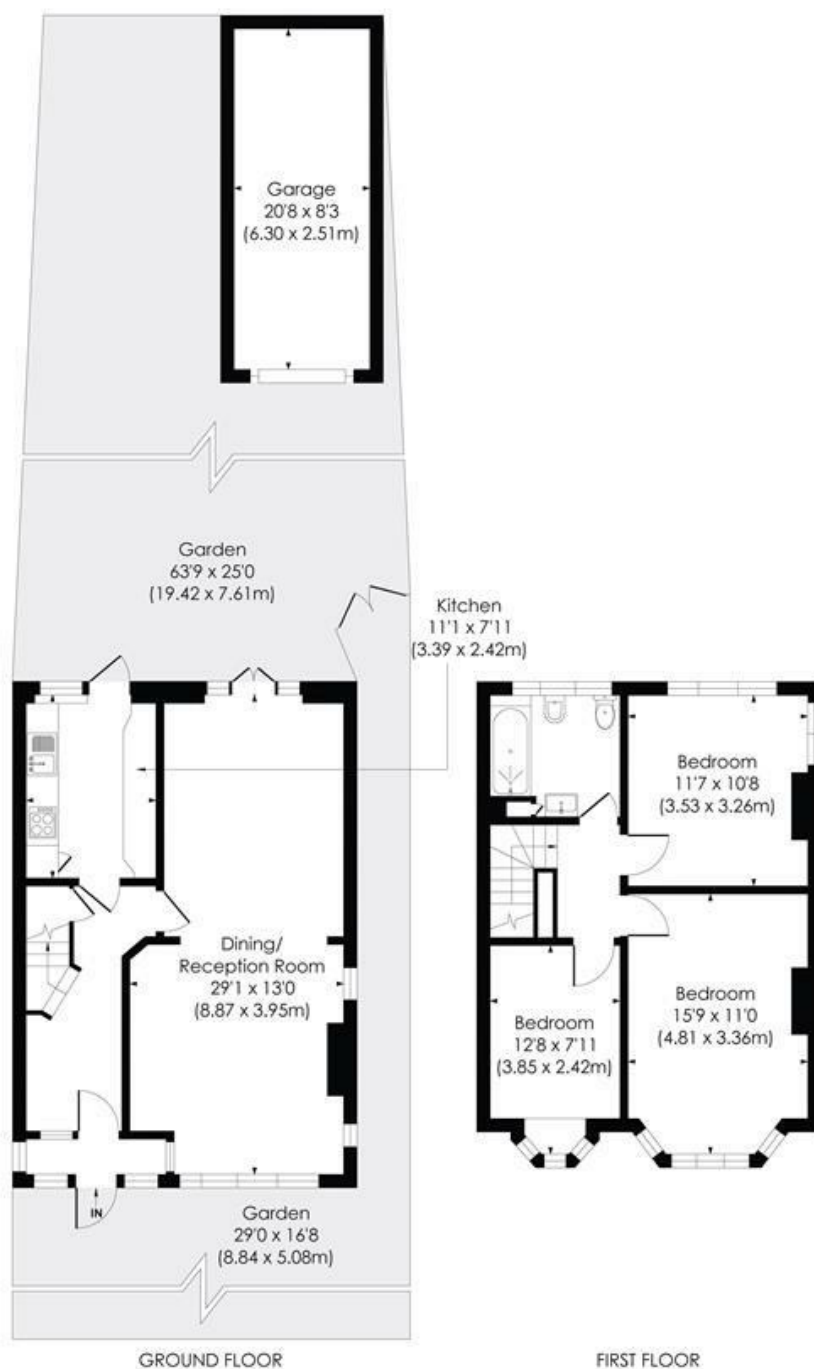


## CHERRYWOOD LANE, SM4

Approx. Gross Internal Floor Area

**1291 Sq. ft/119.92 Sq. m (Incl. Garage)**

**1070 Sq. ft/99.45 Sq. m (Excl. Garage)**

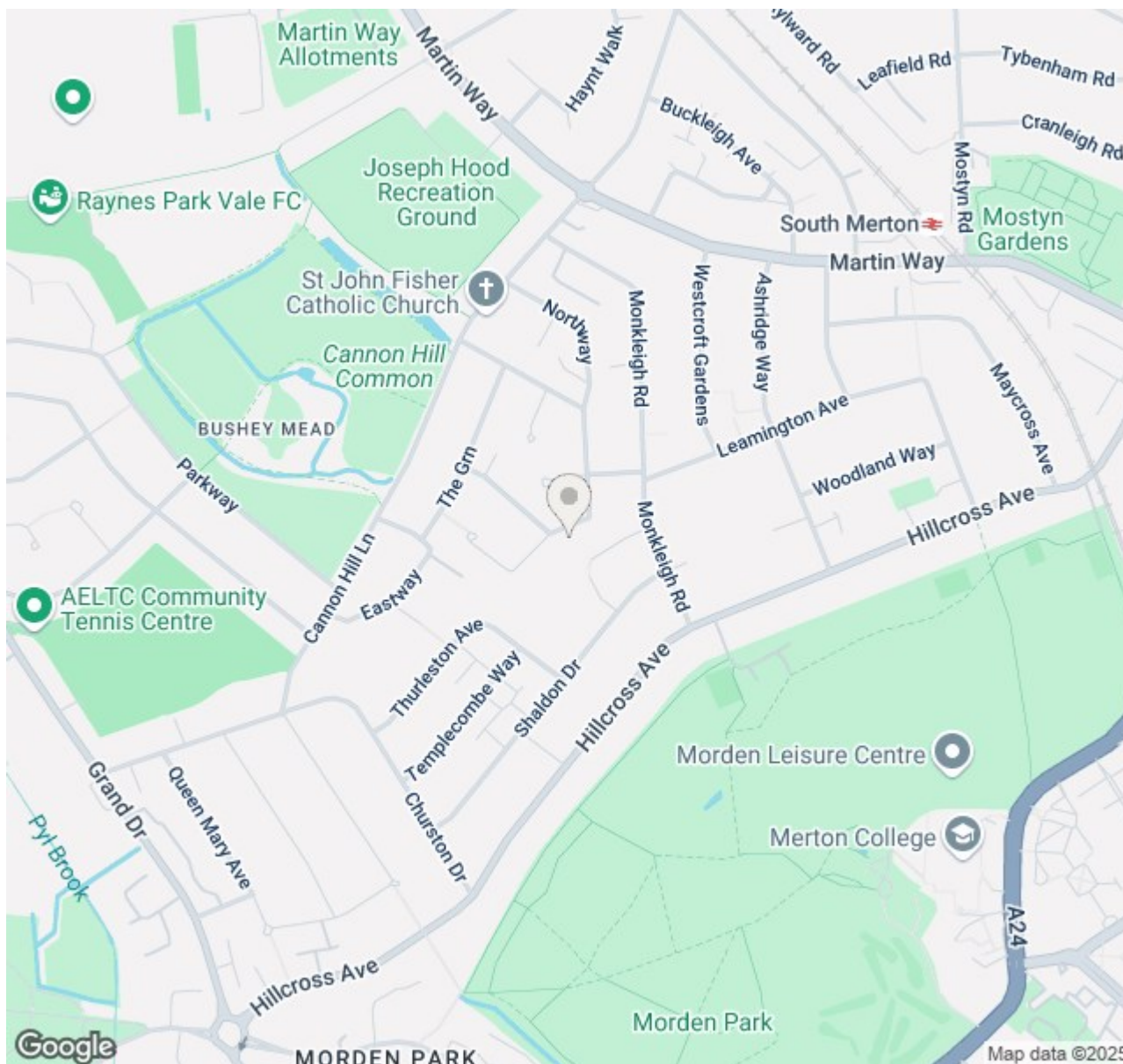


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PROPERTY MARKETING

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- Three Double Bedroom, 1930's End Of Terrace "Blay" House
- Excellent Potential To Extend S.T.P.P
- South East Facing Rear Garden
- Views over Cherry Woods
- Off Street Parking and Garage
- Neutrally Decorated Through Out
- Transport Links from Morden and Raynes Park
- Well Regarded Local Schools
- Council Tax Band - E
- EPC - D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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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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