

Cromwells



Aragon Road, Morden, SM4 4QQ
£550,000

Cromwells are delighted to present this well looked after and loved 3-bedroom, terrace family home. Ideally situated backing on to open parkland, on a convenient tree lined road. Within close proximity to a selection of sought after schools including Aragon and Brockfield Primary school along with easy access to Stonecot Hill, Morden and Worcester Park amenities including stations, bus links and well stocked facilities. The property has been maintained and modernise by the current vendors to include bright lounge / diner, modern kitchen, 3 great sized bedrooms, bathroom, garden and large driveway. This home also offers the new owners the potential to extend subject to planning permission. Internal viewing highly recommended to appreciate what this property has to offer.

Potential to Extend (STPP) · Backing on to Parkland ·
Ample Off-Street Parking · Ideal for Sought After Schools

Driveway -

Block paved providing off street parking for several cars.

Front Door -

Hallway -

Victorian style tiled effect floor, radiator with decorative cover, under stairs storage cupboard, stairs to 1st floor landing, panelled walls, door to

Lounge/Diner - 23' 0" x 11' 0" (7.01m x 3.35m)

Double glazed bay window to front aspect, double glazed doors and windows to garden, radiators, wood effect flooring.



Kitchen - 9' 11" x 8' 9" (3.02m x 2.66m)

Modern range of cream high gloss wall mounted units with matching cupboards and drawers below, inset stainless steel sink, counter tops, tiled splash back, wall mounted 'Vaillant' boiler, integrated double oven with gas hob and extractor above, integrated fridge freezer, space and plumbing for washing machine and tumble dryer, Victorian style tile effect flooring, double glazed window and door to garden.

1st Floor Landing -

Carpeted, feature stained glass window to front, loft access not, door to

Bedroom 1 - 13' 6" x 10' 0" (4.11m x 3.05m)

Double glazed bay window to front aspect, radiator, wood effect flooring.

Bedroom 2 - 9' 2" x 11' 11" (2.79m x 3.63m)

Double glazed bay window to rear aspect, radiator, wood effect flooring.

Bedroom 3 - 9' 1" x 6' 3" (2.77m x 1.90m)

Double glazed bay window to front aspect, radiator, wood effect flooring.

Bathroom -

Modern 3-piece suite comprising panel enclosed bath with shower overhead, low level w/c, wash hand basin with storage below, chrome heated towel radiator, fitted storage cupboard, tiled walls, wood effect flooring, 2 double glazed windows to rear aspect.

Garden -

Fence enclosed rear garden backing on to St. George's recreational park, mainly laid lawn, paved patio area, walled shrub border, tap, shed.



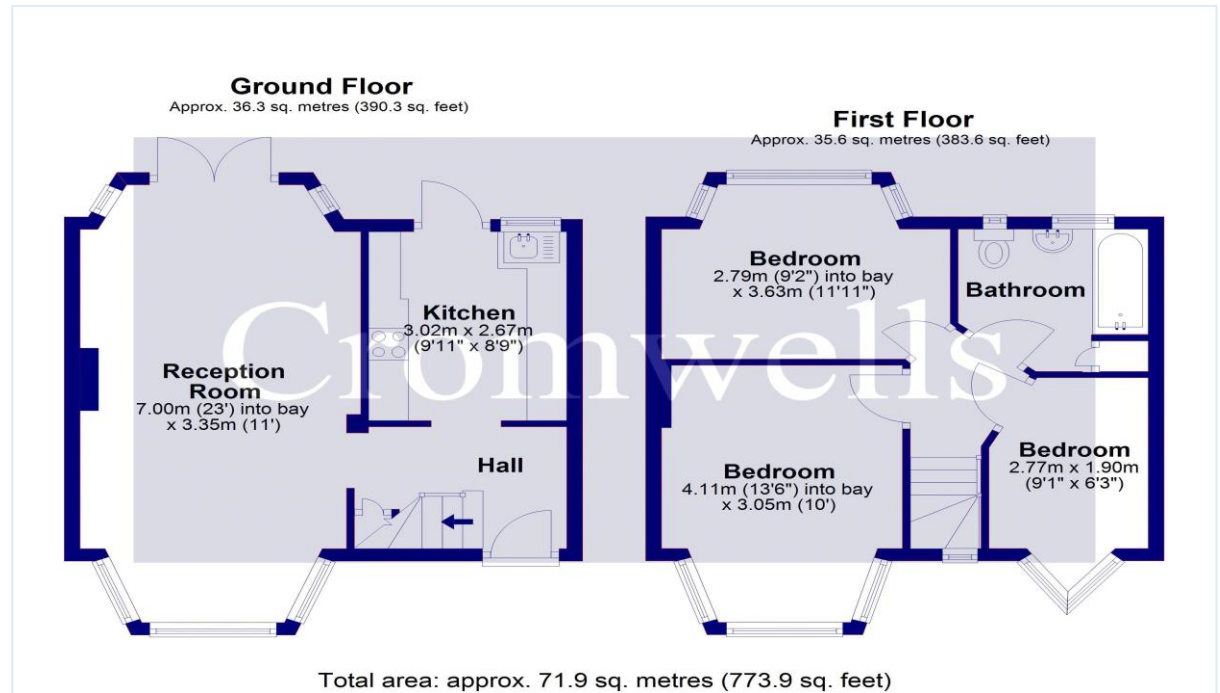
Council Tax - D
 Tenure - Freehold
 Square Foot – 773.9 sq.ft (71.9 sq.mt)

Brabham Court, 45 Central Road
 Worcester Park
 Surrey
 KT4 8EA

020 8337 6603
 admin@cromwellswpark.com

Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing (“information”) as being factually accurate about the property, its condition or value. Neither Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

