



**Price**  
**£500,000**

**Freehold**

4x  1x  2x 

**Aragon Road, Morden,  
Surrey, SM4**

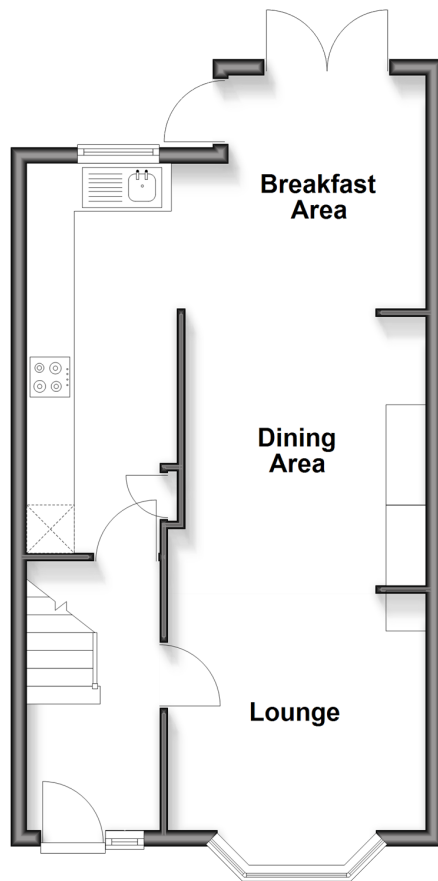
**OVER 60?**

Secure this property  
for up to **59% less!**

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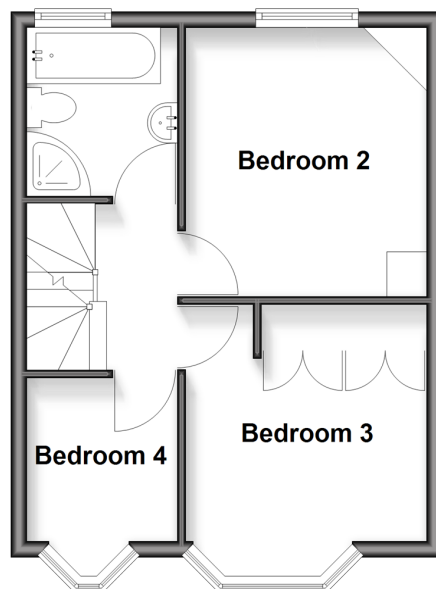
## Ground Floor

Approx. 44.7 sq. metres (481.1 sq. feet)



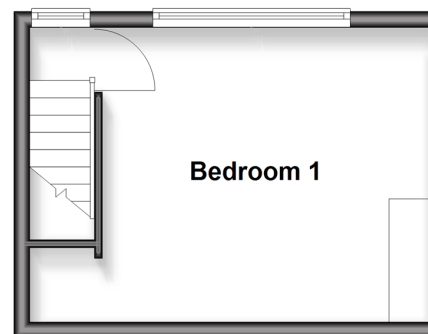
## First Floor

Approx. 32.4 sq. metres (349.3 sq. feet)



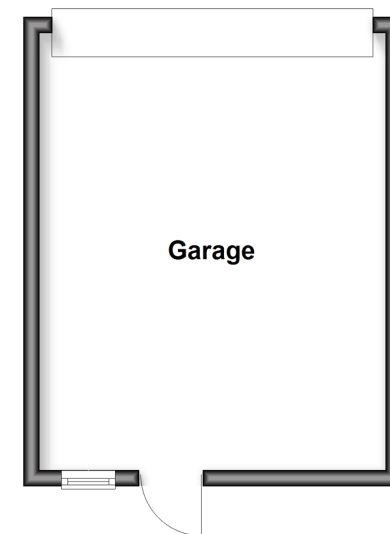
## Second Floor

Approx. 18.5 sq. metres (198.6 sq. feet)



## Outbuilding

Approx. 23.8 sq. metres (256.1 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 10'6 maximum x 9'5 maximum (3.20m x 2.87m)

Dining Area: 10'11 x 10'6 (3.33m x 3.20m)

Breakfast Room: 9'3 maximum x 8'0 maximum (2.82m x 2.44m)

Kitchen: 15'10 maximum x 5'11 (4.83m x 1.80m)

### FIRST FLOOR

Landing

Bedroom 2: 11'2 x 10'0 (3.41m x 3.05m)

Bedroom 3: 9'11 up to bay x 9'7 (3.02m x 2.92m)

Bedroom 4: 6'7 x 5'11 (2.01m x 1.80m)

Bathroom

### SECOND FLOOR

Bedroom 1: 13'5 x 10'10 (4.09m x 3.30m)

### OUT BUILDING

Garage

### OUTSIDE

Front Garden

Rear Garden





## Main features

- Extended family home with potential to make your own
- Garage that comfortably fits a large car at rear of the property
- Breakfast room
- Generous garden that catches plenty of sun
- Superb schools on your doorstep
- Excellent bus links close by keeping you well connected



### Nearest Schools

Primary Schools: Aragon Primary 0.0 miles, Hatfield Primary 0.2 miles, Brookfield Primary 0.5 miles

Secondary Schools: Glenthorne High School 1.0 miles, Coombe Boys' School 1.2 miles, Raynes Park High School



### Transport Information

Train Stations: Motspur Park 0.9 miles, St Helier 1.0 miles, Morden South 1.0 miles



### Address

Aragon Road, Morden, Surrey, SM4



### Directions

For directions to this property please contact us.





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■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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