



454 Lynmouth Avenue

Morden - £405,000

NR | NICHOLLS RESIDENTIAL

Nicholls Residential are pleased to present to the market this terrace family house offered with no forward chain. The property is situated in a popular road and has accommodation comprising entrance hall, through lounge dining room, fitted kitchen, three first floor bedrooms and a bathroom with separate WC. Outside there is a rear garden and driveway to the front providing off street parking. Viewing slots are available to book for Saturday 8th June between 10:00am and 12:00 noon.

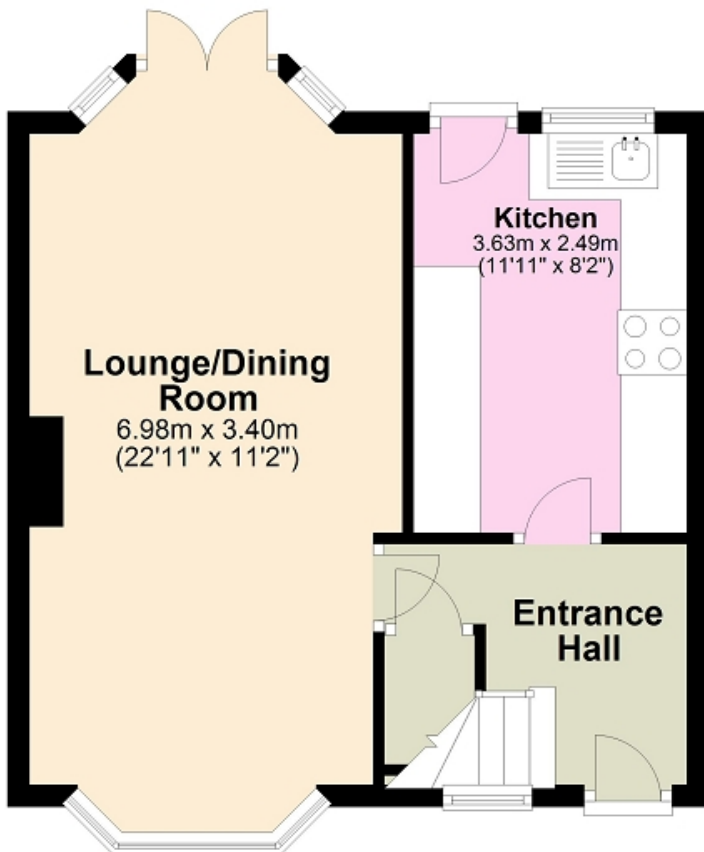
Offers In Excess Of



Lynmouth Avenue, Morden, Surrey. SM4 4RU

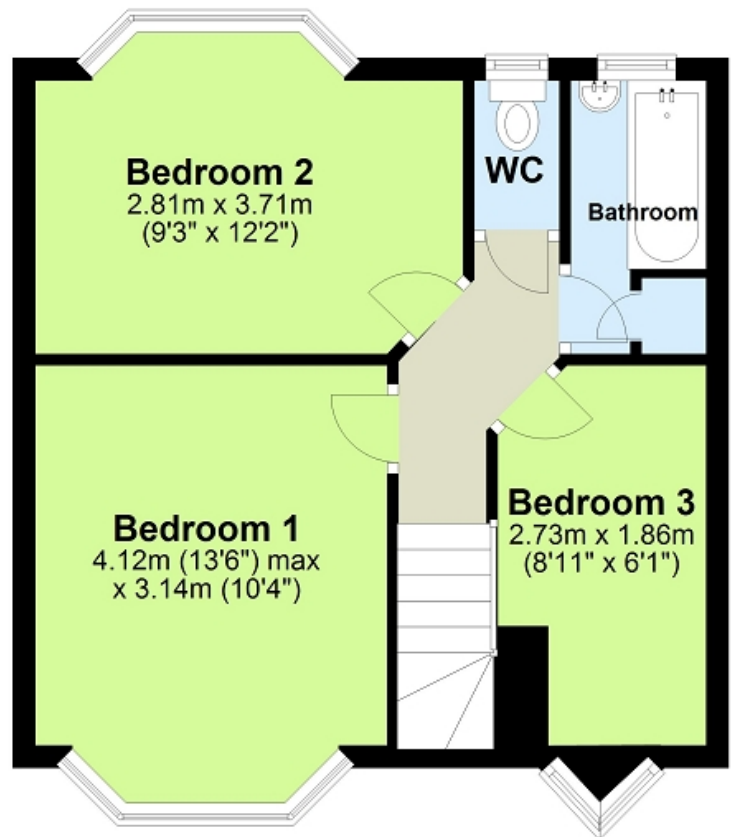
Ground Floor

Approx. 36.7 sq. metres (394.8 sq. feet)



First Floor

Approx. 36.6 sq. metres (393.7 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B		87	(81-91) B		85
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D	65	
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales EU Directive 2002/91/EC			England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



Nicholls Residential

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