

10 Monkleigh Road, Morden, SM4 4EW



**£725,000 Freehold**

EPC Rating: D

A superbly presented 1930's Blay style, four bedroom house with two bath/shower rooms, featuring a spacious and open plan living area with modern kitchen/diner, leading to a spectacular 82ft south west facing rear garden, which benefits from a large double garage/garden room with rear vehicular access. Gas/Central Heating.EPC:D

**Large South West Facing Rear Garden 82ft ♦ Double Garage/Garden Room ♦ Four Bedrooms ♦ Two Bath/Shower Rooms ♦ Reception Room With Bay Window ♦ Open Plan Kitchen/Diner ♦ Off Road Parking ♦ Located Near to Cannon Hill Common ♦ Convenient Access to Wimbledon & Raynes Park ♦ Near to Commuter Station, Centre and Many Amenities ♦ Extending Potential (STPP) ♦ Rear Vehicular Access ♦ Gas Central Heating ♦ 1930's Blay style property ♦ EPC:D**

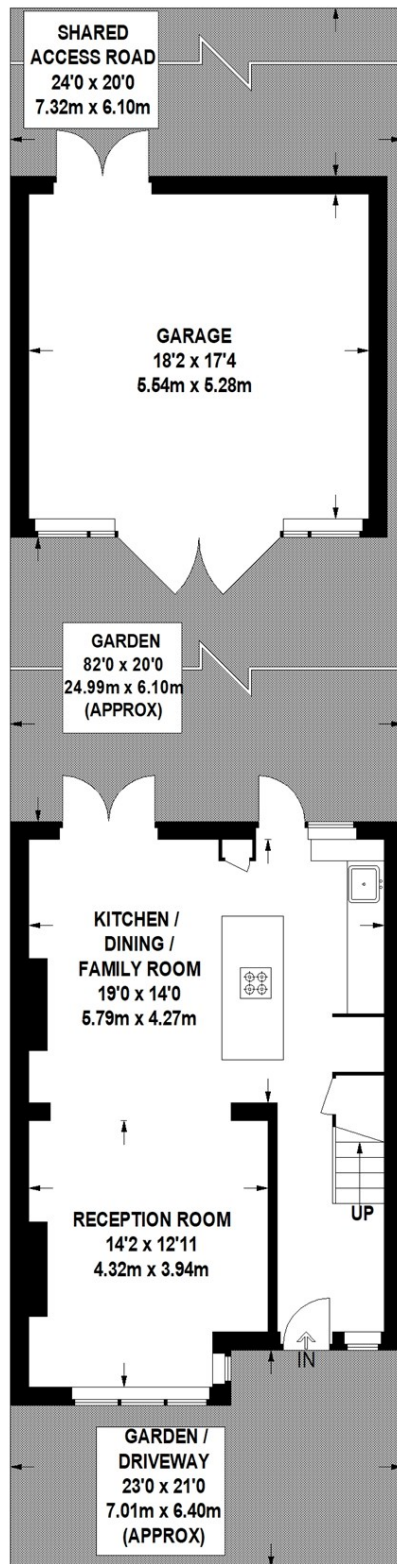






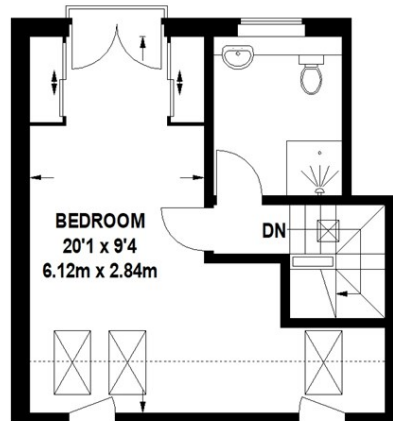


# Monkleigh Road



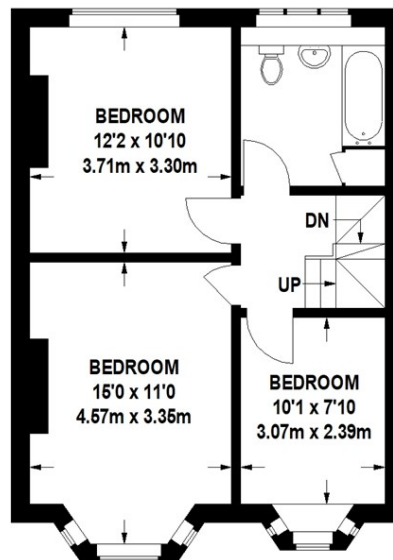
**Ground Floor**

Approximate Gross Internal Area  
Ground Floor = 50.1 sq m / 539 sq ft  
First Floor = 46.8 sq m / 504 sq ft  
Second Floor = 34.1 sq m / 367 sq ft  
Garage = 31.3 sq m / 337 sq ft  
Total = 162.3 sq m / 1747 sq ft



**EAVES STORAGE**

**Second Floor**



**First Floor**

= Reduced headroom below 1.5 m / 5'0

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.