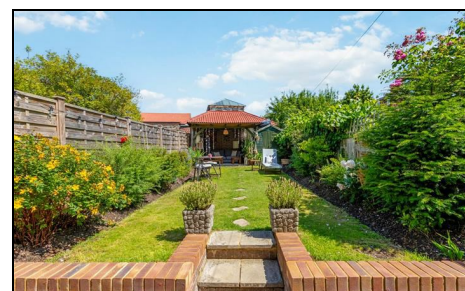


**Newminster Road
Morden, SM4 6HJ**

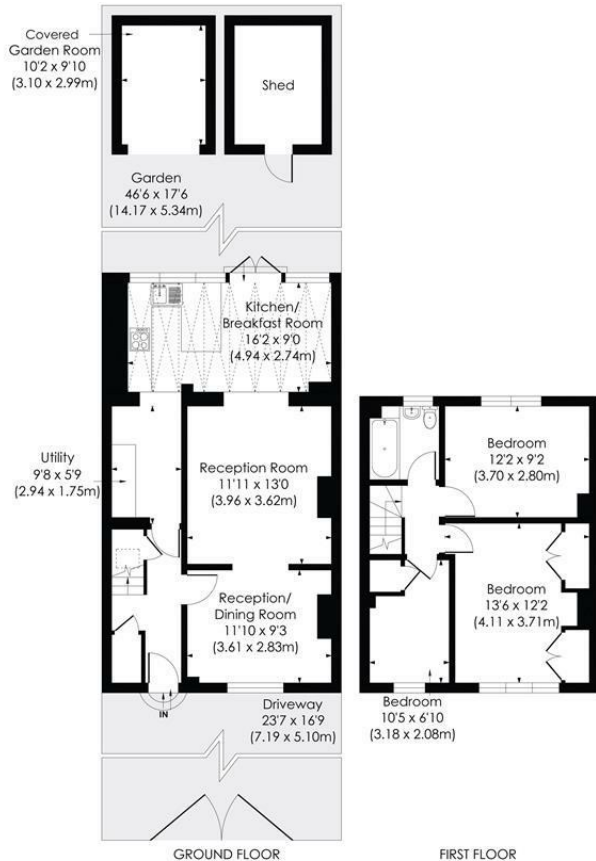
£535,000 Freehold



A gorgeous three bedroom extended terraced home with two receptions, Superb Kitchen / Breakfast room leading on to a delightful 43' garden with seating area and covered veranda, off street parking for two cars. The accommodation extends to 1001 Sq and is within reach of Morden Town Centre with its Northern Line Underground Station. Must be Seen !

NEWMINSTER ROAD, SM4

Approx. Gross Internal Floor Area
1001 Sq. ft/92.95 Sq. m (Excl. Outbuildings)

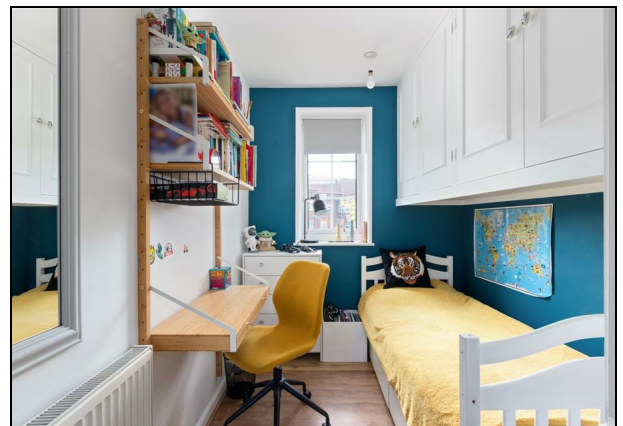


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PROPERTY MARKETING

This floor plan has been prepared for the purpose of illustration only in accordance with the latest RICS code of measuring practice and is not to scale. All measurements and areas are approximate and whilst every effort has been made to ensure the accuracy of the plan contained here, no responsibility is taken for any error, omission or misstatement.

- Mid Terrace Family House
- Three Bedrooms
- Extended Kitchen/Breakfast Room
- Modern Fitted Kitchen with Breakfast Bar
- Decked Seating Area with Covered Veranda
- Outdoor Power Supply
- Close to Morden Underground Station, Local Schools & Amenities
- Freehold
- EPC - C
- Council Tax Band - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	80
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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