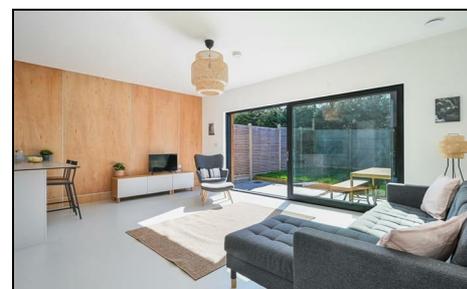


# 35b Florence Avenue Morden, SM4 6EX

£529,950 Freehold



**LAST ONE REMAINING** - A brand new gated development offered to the market with no onward chain and located in the heart of the 'Wandle' area of Morden comprising two semi-detached freehold new build bungalow with the latest green technology available.

In excellent condition throughout, comprising two double bedrooms, a luxury family bathroom and an open-plan kitchen/reception with integrated appliances and bi-fold doors opening out onto a private garden. Each bungalow has private parking with EV Charging and a 10 years structural warranty.

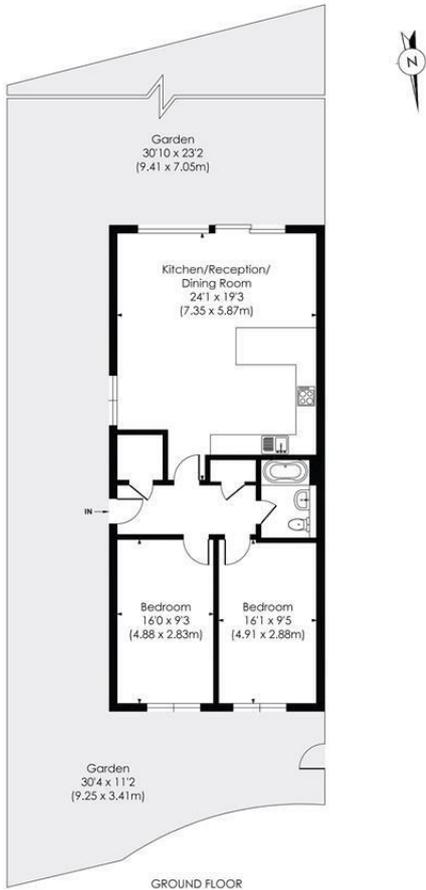
Some notable features include air source heat pump technology, mechanical heat recovery systems, rainwater harvesting, plant-based flooring, Smart Hub control for energy, heat and lighting, and a green sustainable roof.

Enviably located close to Morden Town Centre with Morden Northern Line Tube nearby offering easy access into Central London, the bungalows are also in close proximity to numerous Nature Reserves, Parks and Recreation Grounds including Morden Hall Park and the River Wandle.

**FLORENCE AVENUE, SM4**

Approx. Gross Internal Floor Area

**880 Sq. ft/81.80 Sq. m**



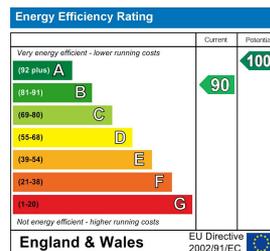
GROUND FLOOR

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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.

- Freehold Semi-Detached NEW BUILD Bungalow
- LAST ONE REMAINING
- Two Double Bedrooms
- FURNITURE PACK INCLUDED
- Set Within Gated Development
- Private Parking with EV Charger
- Private Garden
- Desirable 'Wandle' Area of Morden, SM4
- EPC Rating - B
- Merton Council Tax Band - E



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