



272 Lynmouth Avenue, Morden, SM4 4RS

£550,000



WH WATSON HOMES
Estate Agents

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Located on the charming Lynmouth Avenue in Morden, this delightful end-terrace house offers a perfect blend of modern living and comfort. Spanning an impressive 1,035 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by a stunning open-plan dining and lounge area, which creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The modern, well-equipped kitchen is a chef's dream, providing ample space and facilities to prepare delicious meals for family and friends.

The property features an open-plan reception room, which can be utilised as a cosy sitting area or a study, depending on your needs.

Outside, the private drive offers parking for two vehicles, a valuable asset in this sought-after area. Additionally, the presence of an outbuilding provides further versatility, whether you wish to use it for storage, a workshop, or even a home office.

This end-terrace freehold property is not only a wonderful place to live but also a fantastic investment opportunity. With its modern amenities and spacious layout, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely house your new home.

Accommodation

Hallway

The hallway features hardwood Amtico flooring, a radiator, and UPVC double-glazed windows. There is also an understairs storage cupboard housing the tumble dryer.

Lounge

The lounge features UPVC double-glazed windows with plantation shutters and a media wall with integrated lighting.

Kitchen

The open-plan kitchen features hardwood Antico flooring, a UPVC double-glazed window, and a wall-mounted radiator. There is a central island with an integrated Zanussi hob and an extractor fan above. The kitchen also benefits from an integrated Zanussi double oven, quartz work surfaces, and an integrated sink with a bronze mixer tap.

The kitchen is fitted with charcoal-grey upper and lower units with bronze handles. Integrated appliances include a Zanussi fridge freezer and dishwasher, along with a Hoover washing machine. A new boiler is housed in the cupboard on the left-hand side. The kitchen also benefits from bi-fold doors.

Bathroom

The bathroom features a UPVC double-glazed window, blue wall tiles,

and Victorian
WC, and a

Bedroom C
Bedroom c
cupboard.

Bedroom T
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Garden
The garden



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Floor Plan

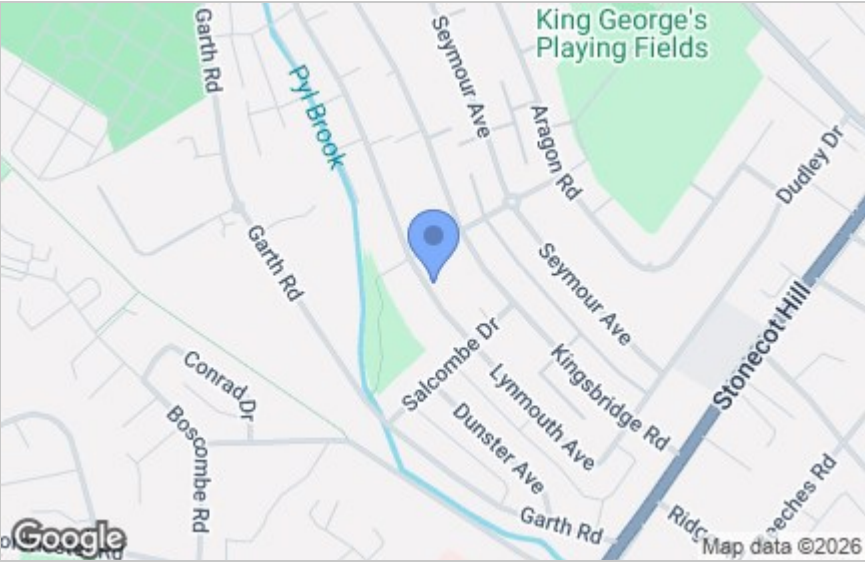


Viewing

Please contact our Watson Homes Cheam Village Office on 020 3196 1686 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

