



Florence Avenue, SM4  
£650,000

**Dexters**



## Florence Avenue, SM4

A newly constructed three double bedroom, two bathroom mid terrace house, complete with off street parking. The house has an exceptional principle bedroom, south facing garden, solar panels and is energy rating B.

The ground floor has a separate reception room to front, with a large open kitchen/ breakfast/ dining room to the rear. The kitchen has stone work surfaces, German appliances and a winter garden offering superb natural light. French doors open to the large, landscaped south facing garden.

The first floor has two large double bedrooms, one benefitting from an ensuite luxury shower room. The second floor has been cleverly constructed to offer breathtaking ceiling heights, a walk in wardrobe, ensuite shower room and custom built in wardrobes and storage.

The house has been constructed with luxury and a special attention placed on the energy efficiency. There's a bluetooth speaker system and aluminium framed triple glazed windows throughout, solar panels and under floor heating throughout the entire ground floor.

Situated in the Ravensbury area of Morden, adjacent to the River Wandle. The National Trust's Morden Hall Park is nearby, ideally placed for peace and quiet whilst still being on the doorstep of the town centre of Morden.

### Features

- Three Double Bedrooms
- Luxury Family Home
- Off Street Parking
- South Facing Garden
- Cycle And Bin Storage
- Energy Rating B





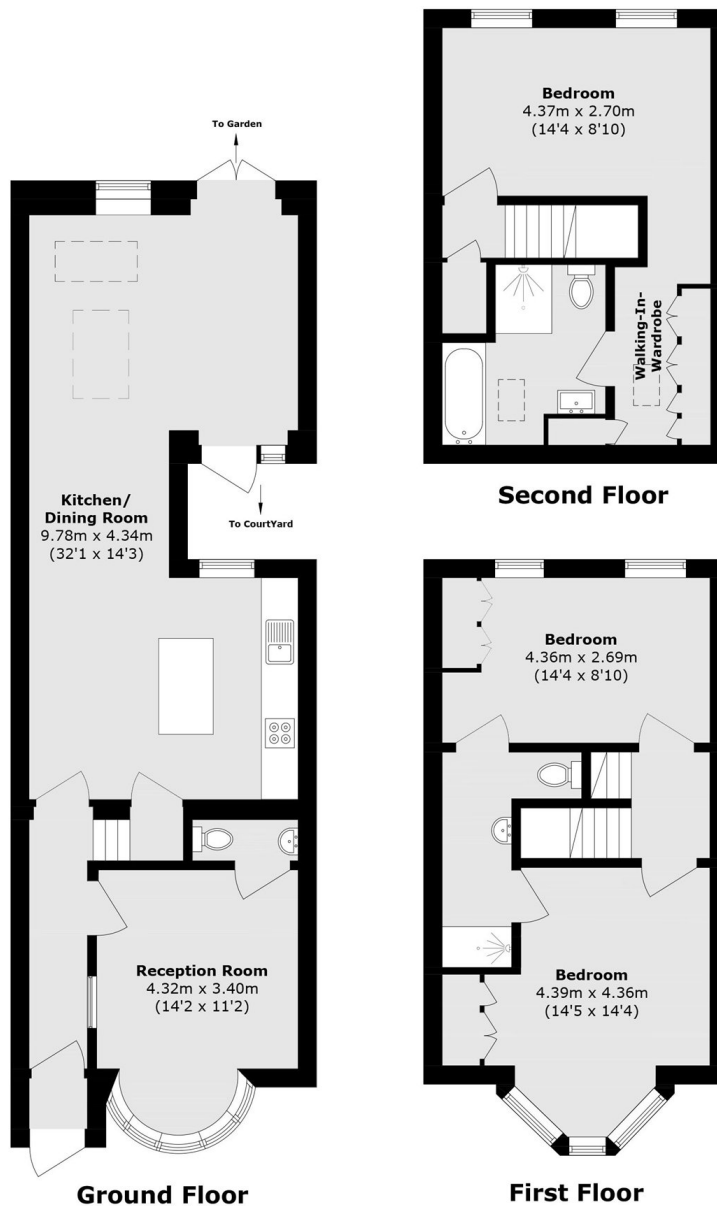








# Florence Avenue, MORDEN, SM4



Total area (approx.): 126.5 sq. m (1361.6 sq. ft)

## Dexters

Wimbledon  
12 The Broadway  
London  
SW19 1RF  
Sales  
020 8545 8580

Energy Rating: A. We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

 **RICS** | Regulated  
Estate Agent  
and Letting Agent

[dexters.co.uk](https://www.dexters.co.uk)