

## Northernhay Walk Morden, SM4 4BS

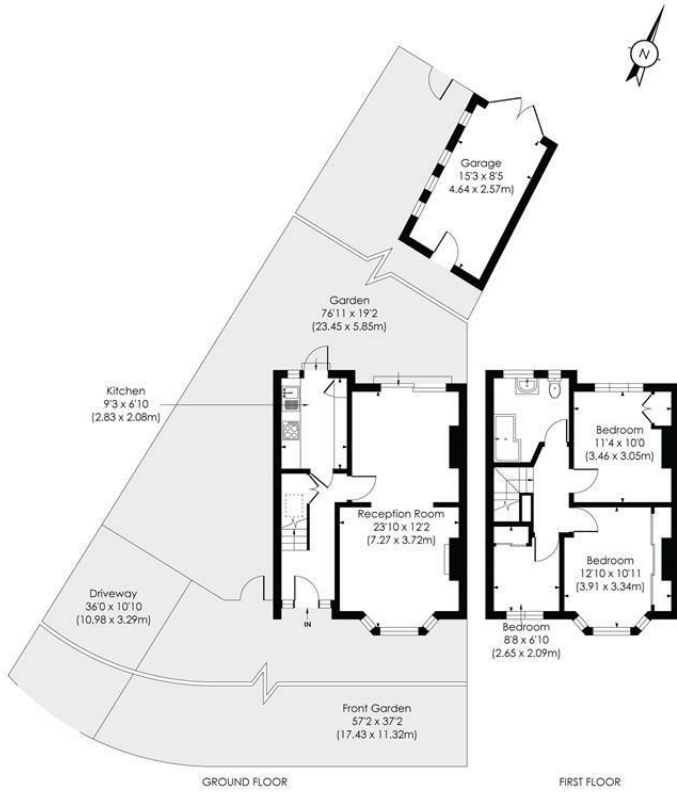
£625,000 Freehold



A well-presented three-bedroom 1930s semi-detached home offering spacious accommodation, an impressive driveway and excellent scope to extend (STPP), ideally located within a popular residential area. The ground floor features a bright through double reception room providing comfortable living and dining space, alongside a separate kitchen overlooking the rear garden. Upstairs comprises two generous double bedrooms—one featuring fitted wardrobes—a good-size single bedroom with a built-in wardrobe, and a well-proportioned family bathroom. Externally, the property benefits from ample off-street parking and a sizeable front and rear garden. Ideally located for commuters, the property is within easy reach of the Northern Line Underground as well as South Merton Thameslink station, providing convenient access into Central London. The home also falls within catchment for well-regarded local schools and is close to a selection of green open spaces and local amenities.

**NORTHERNHAY WALK, SM4**

Approx. Gross Internal Floor Area  
**997 Sq. ft/92.63 Sq. m (Incl. Garage)**  
**869 Sq. ft/80.71 Sq. m (Excl. Garage)**



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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.

- Semi-Detached Family Home
- Three Bedrooms
- Bright Through Double Reception Room
- Potential to Extend to the Rear or Loft or Side (STPP)
- Large Front and Rear Garden with Scope to Extend (STPP)
- Ample Off-Street Parking
- Conveniently Located for South Merton Thameslink and Morden Underground
- Freehold
- Merton Council Tax Band - E
- EPC -D



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		78	63
		EU Directive 2002/91/EC	

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