

Carlingford Road Morden, SM4 4NY

£625,000 Freehold



Offered to the market with no onward chain is this superb three bedroom, two bathroom semi-detached period family home enviably located in a quiet cul-de-sac in the heart of Lower Morden. In excess of 2000 sq ft and boasting both off-street parking, a spacious garage and the rarity of a basement.

Extended on the ground floor, comprising a double length reception that leads onto an open-plan kitchen/diner with a range cooker and with a conservatory extension at the rear, with a decking area and steps leading down to a 63ft x 59ft garden. There is the addition of a ground floor bathroom.

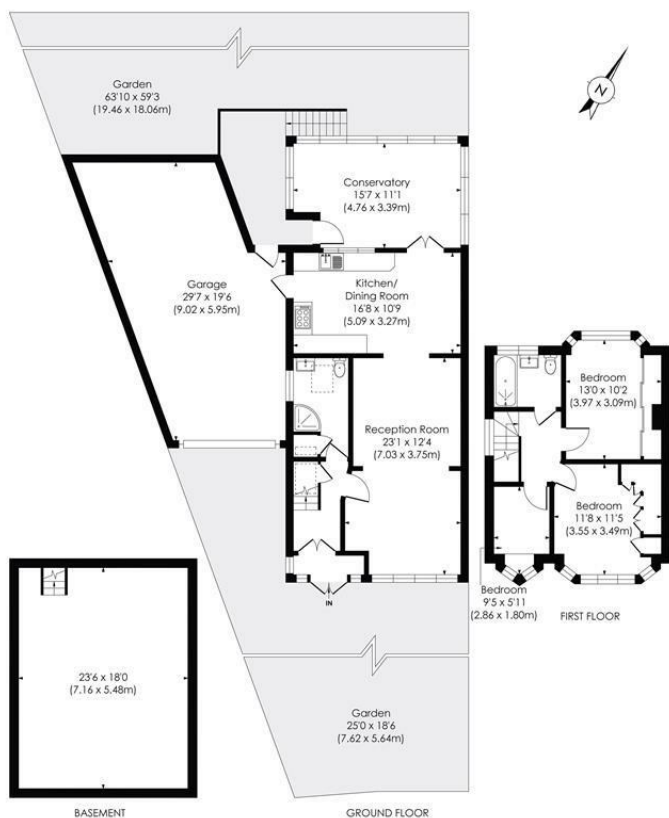
Upstairs includes two well appointed double bedrooms with built-in wardrobes, a third single bedroom and family bathroom. There is still significant extension potential to go into the loft (STPP).

This is a brilliant family home that must be seen, with viewings highly recommended.

CARLINGFORD ROAD, SM4

Approx. Gross Internal Floor Area

2124 Sq. ft/197.36 Sq. m
(Including Garage and Basement)

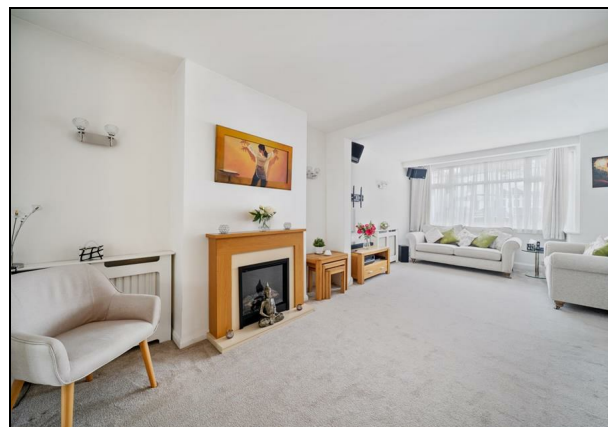


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PROPERTY MARKETING

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.

- Semi-Detached Period Family Home
- Three Bedrooms
- Two Bathrooms
- Off-Street Parking and Garage
- Basement
- Desirable Cul-de-sac Location in Lower Morden, SM4
- No Onward Chain
- Freehold
- EPC Rating - D
- Merton Council Tax Band - E



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(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	EU Directive 2002/91/EC

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