

Links Avenue Morden, SM4 5AE

Offers In Excess Of £850,000 Freehold



A thoughtfully extended 1930s Blay-style four-bedroom mid-terrace family home with off-street parking for at least four cars and a west-facing garden. The ground floor offers a welcoming front reception room, a modern downstairs bathroom, and a spacious second reception which flows into the open-plan kitchen/diner set within an impressive 6m rear extension. The kitchen is complemented by a separate utility room, creating a practical and sociable living space. Upstairs provides three bedrooms, including two well-proportioned doubles and a larger-than-average single bedroom, along with a contemporary and generously sized family bathroom. The loft conversion is seamless and well designed, creating a substantial fourth bedroom with modern en-suite shower room. Well-presented throughout, the home offers flexible family accommodation in a popular residential location, within easy reach of local schools, transport links and amenities.

LINKS AVENUE, SM4

Approx. Gross Internal Floor Area
1865 Sq. ft/173.25 Sq. m (Incl. RHH)
1707 Sq. ft/158.62 Sq. m (Excl. RHH)



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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.

- 1930s Blay-Style Four-Bedroom Terrace Family Home
- Three Bathrooms
- Off-Street Parking for Four Cars
- Thoughtfully Extended
- Central Location
- West Facing Garden
- Prime Transport Links to Morden Underground & South Merton Train Station
- Freehold
- Merton Council Tax Band - E
- EPC - D



Energy Efficiency Rating		Current	Potential
Vary 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		EU Directive 2002/91/EC	

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