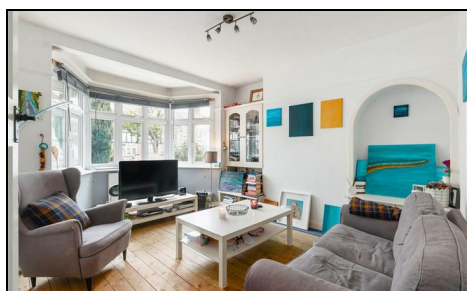


**32 Hartland Way
Morden, SM4 5QN**

£600,000 Freehold



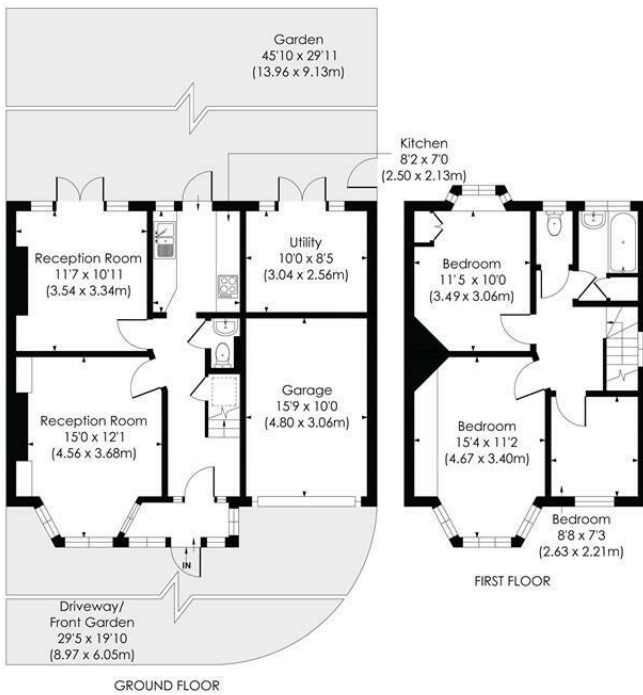
This end-of-terrace 1930s house features three bedrooms, a garage, off-street parking, and a private southeast-facing rear garden. The ground floor consists of a sitting room, a separate dining room with a fireplace and double-glazed French doors, a kitchen with modern fitted units facing the garden, and a cloakroom W.C. Upstairs comprises three bedrooms, a family bathroom, and a separate W.C. The property features double glazing, gas central heating, wood flooring, and original picture rails. Externally, the front layout includes a garden, driveway parking, and a garage with an attached rear utility room for appliances. The rear garden contains a lawn, patio, and mature tree, flower, and shrub borders. There is structural potential for a loft conversion and rear extension, subject to regular planning consents. Situated in a residential area, the property is located near St Helier station, local bus routes, amenities, parks, and schools.

HARTLAND WAY, SM4

Approx. Gross Internal Floor Area

1183 Sq. ft/109.89 Sq. m (Incl. Garage and Utility)

941 Sq. ft/87.42 Sq. m (Excl. Garage and Utility)



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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.

- End of Terrace Family House
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen & Utility Room
- South East Facing Garden
- Garage & Off-Street Parking
- Potential to Extend (STPP)
- EPC Rating - D
- Merton Council Tax Band - E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(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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