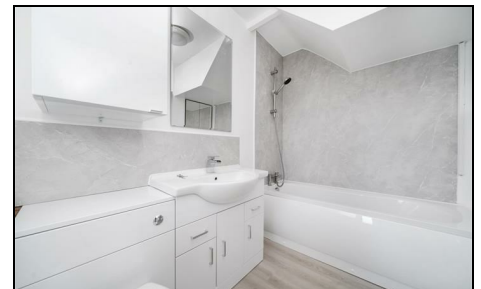
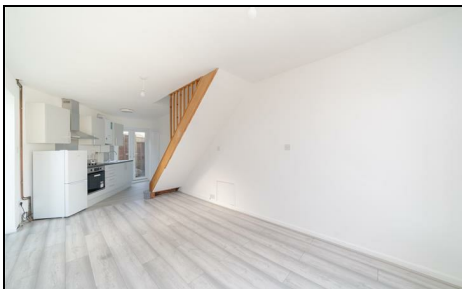


Lessness Road Morden, SM4 6HP

Offers In Excess Of £375,000 Freehold

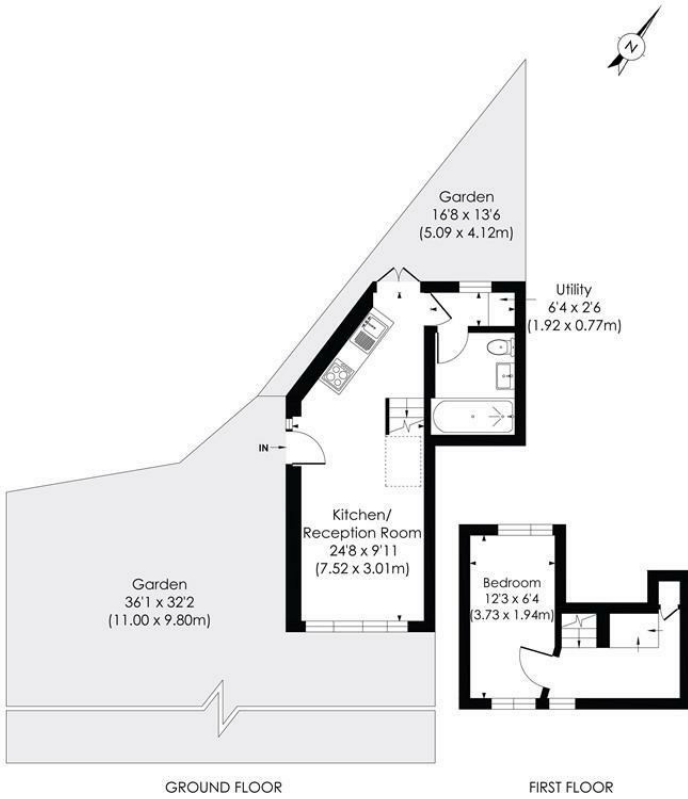


A newly renovated one-bedroom end of terrace freehold house, offering stylish open-plan living, off-street parking and exciting potential to extend to the side (STPP). The ground floor features a bright open-plan kitchen/living space which flows out to a west-facing garden, ideal for afternoon and evening sun. There is also a separate utility area and a modern downstairs bathroom. Upstairs, the property offers a generous double bedroom alongside a dressing area, which could also be used as a home office or study space. Recently refurbished throughout, including key improvements such as windows, boiler and roof works, the property is presented in excellent condition and ready to move into. Positioned as an end of terrace, it benefits from land to the side, providing scope for a double-storey side extension subject to the usual planning consents. Ideally located for access to Morden town centre, Northern Line tube station, local bus routes and nearby green spaces, making this an excellent purchase for first time buyers, downsizers or investors seeking a freehold home with future potential.

LESSNESS ROAD, SM4

Approx. Gross Internal Floor Area

421 Sq. ft/39.07 Sq. m



pixangle PROPERTY MARKETING
 This floor plan has been prepared for the purpose of illustration only in accordance with the latestRICS 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.

- One bedroom end of terrace freehold house
- Newly renovated throughout
- Open-plan kitchen/living area
- Utility area & ground floor bathroom
- West-facing garden
- Off-street parking
- Side land with extension potential (STPP)
- Close to transport links and amenities
- Merton Council Tax Band - B
- EPC - C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	79
(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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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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