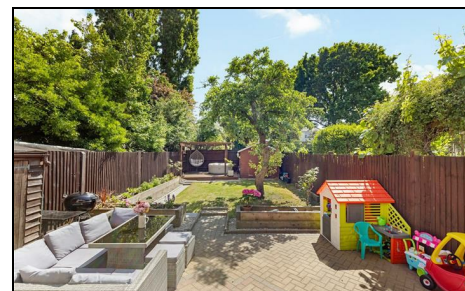
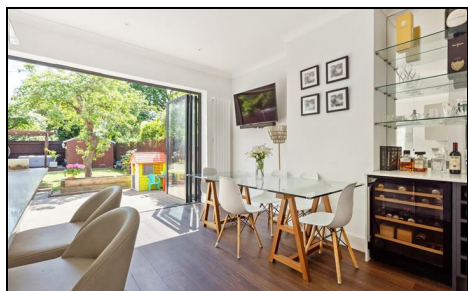


**Arras Avenue
Morden, SM4 6DG**

£675,000 Freehold

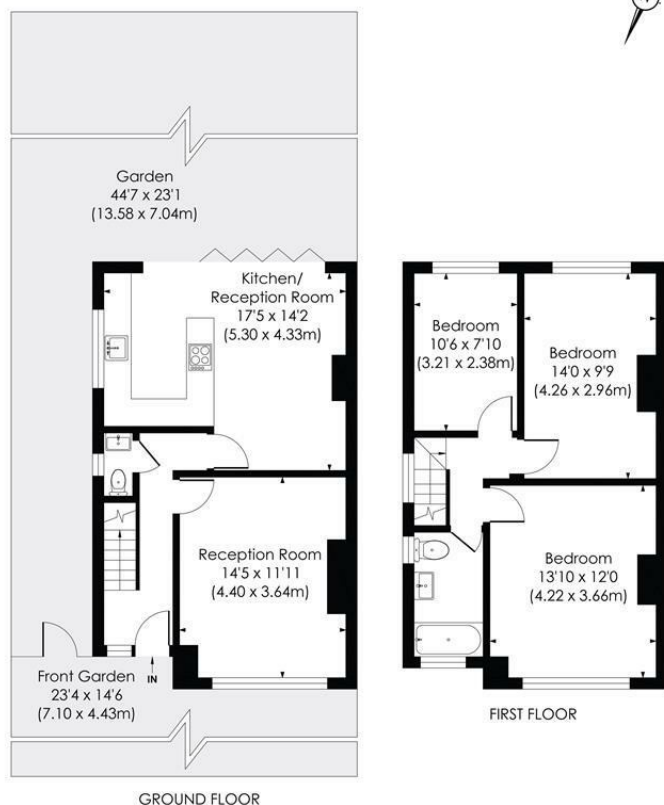


The beautiful 1930's semi detached home with a wonderful south facing garden and off street parking is offered in this sought after location near Morden Hall Park. Stunning Kitchen/Breakfast, downstairs wc, superbly presented and easy reach of Morden town centre with its Tube station and shops.

ARRAS AVENUE, SM4

Approx. Gross Internal Floor Area

973 Sq. ft/90.39 Sq. m

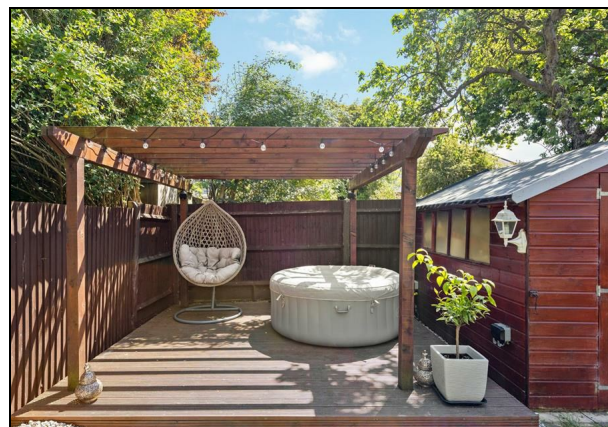


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PROPERTY MARKETING

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 Family Home
- In Excellent Condition Throughout
- Three Bedrooms
- Modern Family Bathroom & W/C
- Superb Kitchen/Diner with Bi-Fold Doors
- Beautiful South Facing Garden with Arbour & Decking
- Off-Street Parking
- Freehold
- EPC Rating - D
- Merton Council Tax Band - 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		
	67	84
	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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Lettings in Merton**

