

FOR SALE



Phipps Bridge Road, London, SW19

GUIDE PRICE £450,000

 **2**

 **1**

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Property Description

Charming two-bedroom terraced home on Phipps Bridge Road. Featuring a spacious lounge, semi open-plan kitchen/diner, two double bedrooms, family bathroom, large loft space and a rear west facing garden. Conveniently located with scope for modernisation, this property offers excellent potential.

Perfectly positioned near local amenities and just a short distance from Morden's vibrant shops, cafés, and restaurants, with regular bus services to Putney, Morden, and Epsom. The property benefits from excellent transport connections, with a variety of bus routes and tram stops within easy walking distance. Phipps Bridge Tramlink offers convenient services to Wimbledon, providing access to the District Line Underground and National Rail services, as well as East Croydon, with fast connections to London Bridge, Victoria and Gatwick Airport. Central London is also easily accessible.

For those who enjoy the outdoors, the beautiful Morden Hall Park and scenic Wandle Trail are close by, offering excellent opportunities for leisurely walks and outdoor activities. Everyday shopping and amenities are well catered for, with the Tandem Centre and Mitcham town centre both nearby, providing a wide range of shops, cafés and essential services.

Disclaimer

Samuel Estates their clients and any joint agents give notice that they are not authorised to make or give any representation or warranties in relation to the property. No responsibility is assumed for any statement that may be made in these lettings particulars. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representation of fact. Any distances, measurements or areas are approximate. The text, photographs and floorplans are for guidance only and not comprehensive in any way. Samuel Estates have not tested any services, appliances or facilities and prospective tenants must satisfy themselves by inspection.

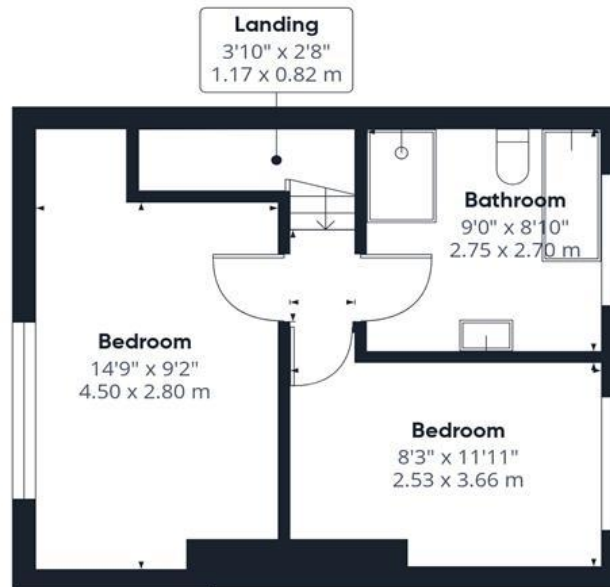








Ground Floor



Floor 1



Approximate total area^m
699 ft²
64.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Material Information

Tenure – Freehold

Council Tax Band – Merton

Local Authority – C



Property Type
House (Terraced)



Construction Type
Brick



Parking
Street Parking



External Wall Survey
N/A



Water Supply
Thames Water



Electricity Supply
Mains



Heating
Central Gas Heating



Broadband
Standard/ Superfast/
Ultrafast



Mobile Signal
Good Coverage

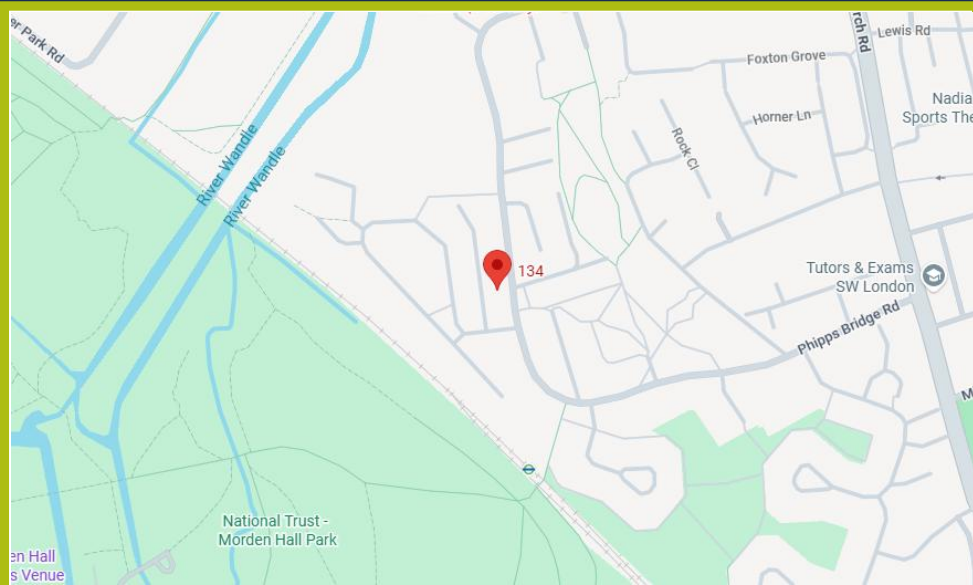


Flood Risk

Has the property been flooded in the past five years: NO
Risk Level: Low



**Proposed Development
in Immediate Locality?**
None



Balham

45 Bedford Hill,
London, SW12 9EY
☎ 020 8673 4666

Colliers Wood & Wimbledon

30 Watermill Way,
London, SW19 2RT
☎ 020 8090 9000

Streatham

432/434 Streatham High Road
London, SW16 3PX
☎ 0208 679 9889



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