



30 Wolsey Crescent, Morden, SM4 4TB

A beautifully presented and extended three bedroom 1930s Mock-Tudor home, combining attractive period kerb appeal with bright, stylish contemporary interiors finished to a high standard throughout.

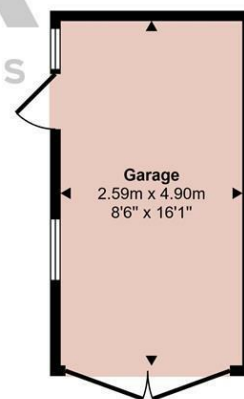
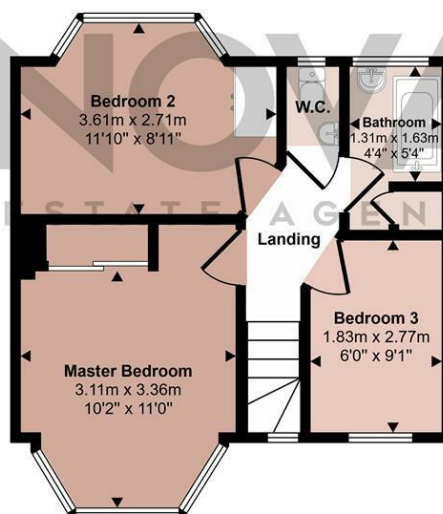
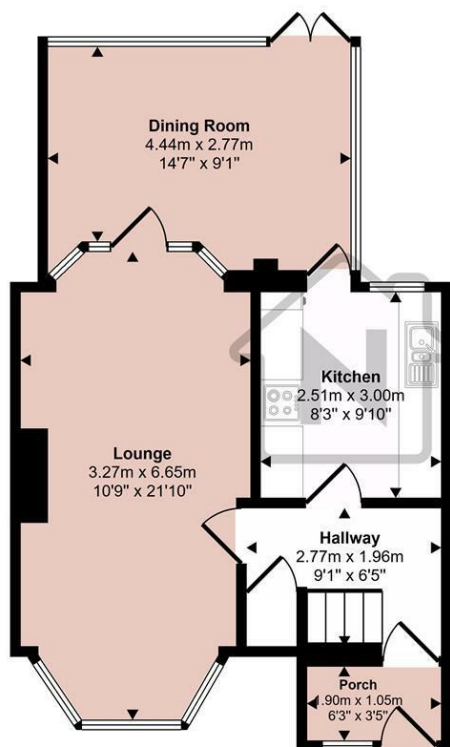
This unique 'Kingston' style property offers generous proportions. The ground floor features a separate front reception room, a fitted kitchen and an insulated rear conservatory with underfloor heating, currently arranged as a dining and family area. The conservatory extension creates a wonderful sense of space and provides a versatile setting for everyday living and entertaining.

Neutral tones and wood effect flooring enhance the modern interior, while smart Philips Hue lighting and Google Home devices are installed throughout the property.

- Nova Estate Agents
- Press Play Button For 360° Walkaround Tour
- Modernised Mock-Tudor Home
- Insulated Conservatory with Underfloor Heating
- Driveway Parking for Two Cars with Two EV Ports
- Philips Hue Smart Lighting & Google Home Throughout
- Merton Council Tax Band D
- Large Garden
- Garage with Rear Access Via Service Road
- Popular Location and Close to Well Regarded Schools

£550,000

Approx Gross Internal Area
99 sq m / 1064 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	69	
(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 	