

Westcroft Gardens Morden, SM4 4DJ

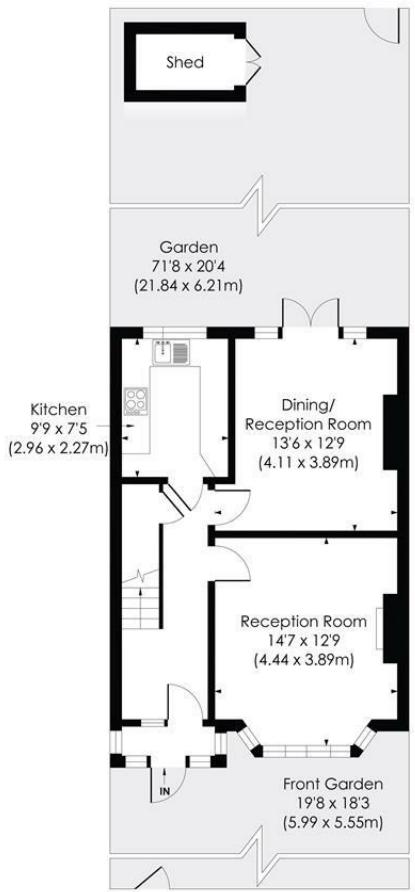
Asking Price £675,000 Freehold



Offered to the market with no onward chain and situated in a sought-after residential location. This well-maintained 1930s "Blay style" three-bedroom mid-terrace home offers spacious and comfortable living. The property comprises two separate reception rooms, a modern, well proportioned kitchen. Low-maintenance 70ft east-facing garden with shed and rear access. Upstairs features three generously sized bedrooms and a modern family bathroom with both shower and bathtub. Envitably located within easy reach of excellent schools, numerous recreation grounds and a myriad of transport links including Morden Northern Line Tube and South Merton Thameslink.

WESTCROFT GARDENS, SM4

Approx. Gross Internal Floor Area
1077 Sq. ft/100.06 Sq. m



GROUND FLOOR

FIRST FLOOR

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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.

- Three Bedroom Terraced Family Home
- In Great Condition Throughout
- No Onward Chain
- Potential to Extend (STPP)
- 70ft Landscaped Garden
- Walking Distance to Various Transport Links
- Desirable Schools Nearby
- Freehold
- 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		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		79	67
		EU Directive 2002/91/EC	

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