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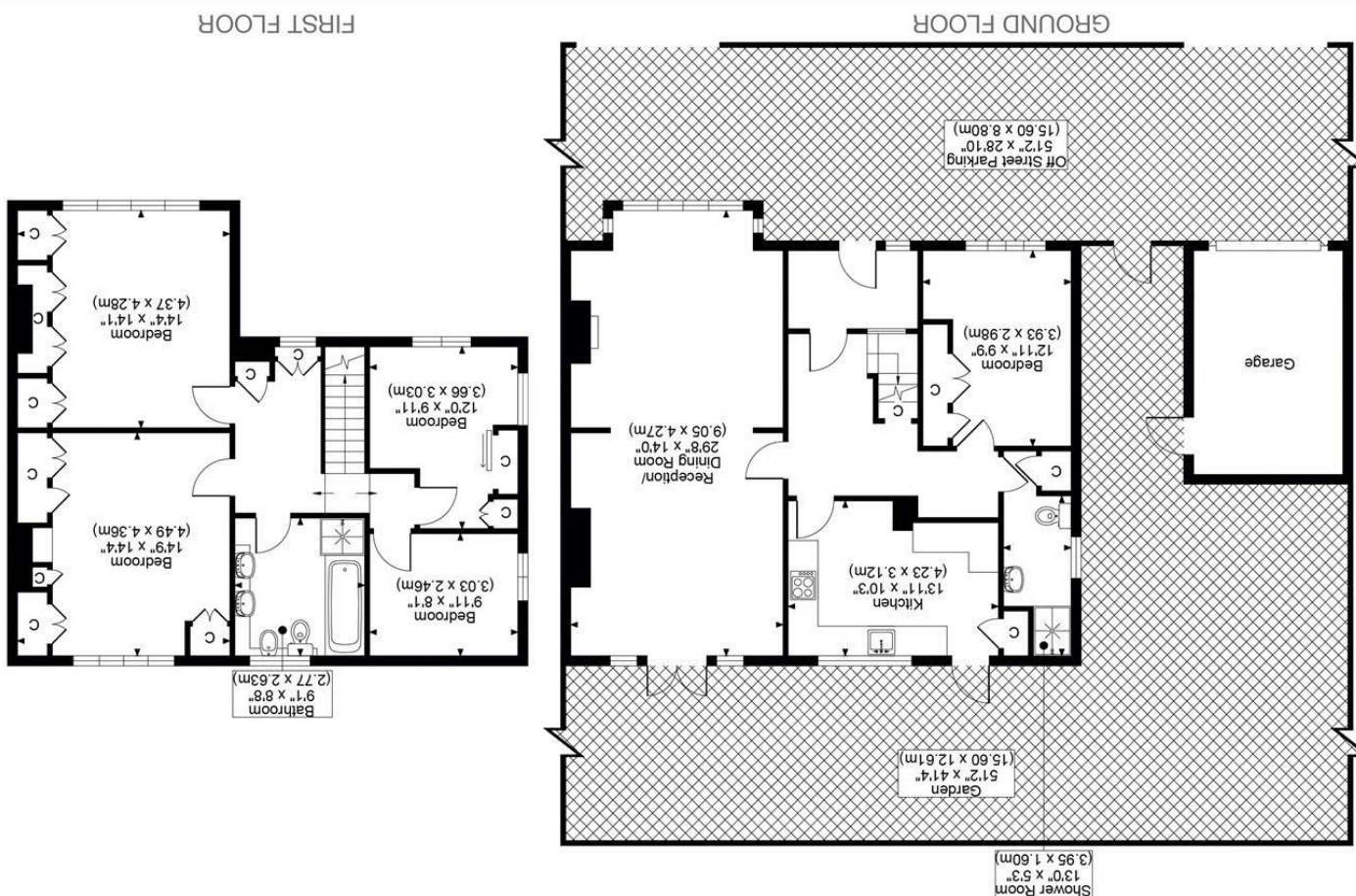
RICS

The Property Ombudsman

CHRISTIES

optica  
 MEDICAL  
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All measurements, walls, doors, windows, fittings and their appliances, their size and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his agent.



POLLARD ROAD, SM4  
 TOTAL APPROX FLOOR PLAN AREA EXCLUDING GARAGE 1727 SQ.FT (160 SQ.M)



CHRISTIES



# POLLARD ROAD, MORDEN SM4 6EG

GUIDE PRICE £800,000

\*\* GUIDE PRICE: £800,000 - £850,000 \*\*

THE PROPERTY BOASTS FOUR GENEROUSLY SIZED BEDROOMS ON THE FIRST FLOOR, TOGETHER WITH AN ADDITIONAL GROUND-FLOOR BEDROOM OR STUDY, PROVIDING VERSATILE LIVING ARRANGEMENTS TO SUIT A VARIETY OF NEEDS. THE IMPRESSIVE OPEN-PLAN RECEPTION SPACE CREATES A BRIGHT AND WELCOMING ENVIRONMENT, PERFECT FOR BOTH EVERYDAY FAMILY LIFE AND ENTERTAINING GUESTS.

COMPLEMENTING THE ACCOMMODATION IS A WELL-APPOINTED FAMILY BATHROOM AND A PRACTICAL LAYOUT DESIGNED WITH MODERN LIVING IN MIND.

EXTERNALLY, THE PROPERTY BENEFITS FROM A SUBSTANTIAL REAR GARDEN, OFFERING AN EXCELLENT SPACE FOR CHILDREN TO PLAY, OUTDOOR ENTERTAINING, OR KEEN GARDENERS TO ENJOY. TO THE FRONT, THERE IS OFF-STREET PARKING FOR UP TO THREE VEHICLES.

IDEALLY LOCATED, THE PROPERTY IS WITHIN EASY REACH OF A RANGE OF LOCAL AMENITIES, INCLUDING WELL-REGARDED SCHOOLS, SHOPS, PARKS, AND TRANSPORT LINKS, ENSURING CONVENIENCE FOR THE WHOLE FAMILY.

OFFERED TO THE MARKET WITH NO ONWARD CHAIN, THIS FANTASTIC HOME PROVIDES AN EXCELLENT OPPORTUNITY FOR BUYERS SEEKING A SMOOTH AND STRAIGHTFORWARD PURCHASE. WITH ITS GENEROUS ACCOMMODATION, FLEXIBLE LAYOUT, AND DESIRABLE LOCATION, EARLY VIEWING IS HIGHLY RECOMMENDED.

- FOUR/FIVE BEDROOMS
- SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- POPULAR RESIDENTIAL ROAD
- COUNCIL TAX BAND E
- EPC RATING D

