

## Glenthorpe Road Morden, SM4 4JW

£600,000 Freehold

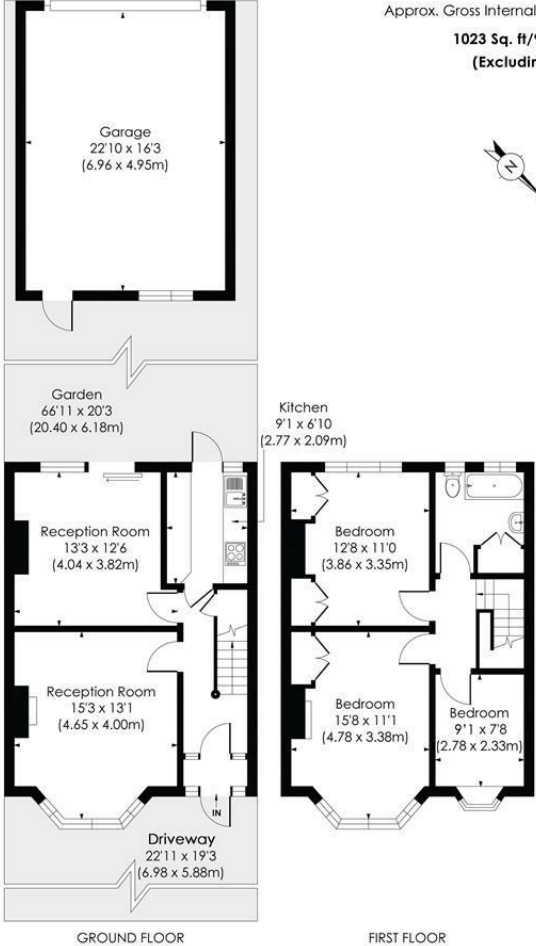


A spacious 1930s three-bedroom mid-terrace family home with a front driveway, double garage at the rear and a superb south-west facing garden. The ground floor offers larger-than-average separate living and dining rooms, along with a bright, well-proportioned kitchen. Upstairs are two generous double bedrooms, a good-sized single bedroom and a well-laid-out family bathroom. The property also provides excellent potential to extend into the loft and to the rear (subject to the usual consents), making it ideal for growing families.

Well located for commuters, with Morden Underground Station (Northern Line) and South Merton rail station within easy reach, alongside highly regarded local schools including Glenthorpe High School and a selection of popular primary schools. Local shops, parks and amenities are also close by.

**GLENTHORPE ROAD, SM4**

Approx. Gross Internal Floor Area  
**1023 Sq. ft/95.06 Sq. m**  
 (Excluding Garage)



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.

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- Mid-Terrace Family Home
- Three Bedroom
- Generously Sized Living Room & Dining Room
- Off Street Parking
- Close to Well-Regarded Schools including Glenthorpe High School
- Large South West Facing Garden
- Potential to Extend (STPP)
- Freehold
- EPC - C
- 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			
		72	82
England & Wales		EU Directive 2002/91/EC	

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