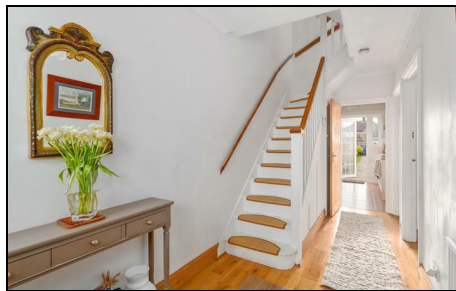


80 Westcroft Gardens Morden, SM4 4DL

£750,000 Freehold



A beautifully proportioned four-bedroom, three bathrooms, 1930s Blay-style mid-terrace home, wider than average and offering generous living space across three floors, ideally positioned on a popular residential road in Morden. The ground floor provides two separate reception rooms and a modern fitted kitchen, with the rear reception opening into a large wet room bathroom and leading out to a substantial west-facing garden. The garden in turn provides access to a rear garage, with the added benefit of a rear access alleyway. Upstairs are two double bedrooms and a larger-than-average single bedroom / small double, along with the main family bathroom. The loft has been seamlessly extended in keeping with the original style of the house, offering excellent head height, a further double bedroom, a spacious additional bathroom and attractive views via a Juliet balcony. Well located for South Merton station, Wimbledon Chase Thameslink, Morden Northern Line tube, as well as local schools, bus routes and green spaces.

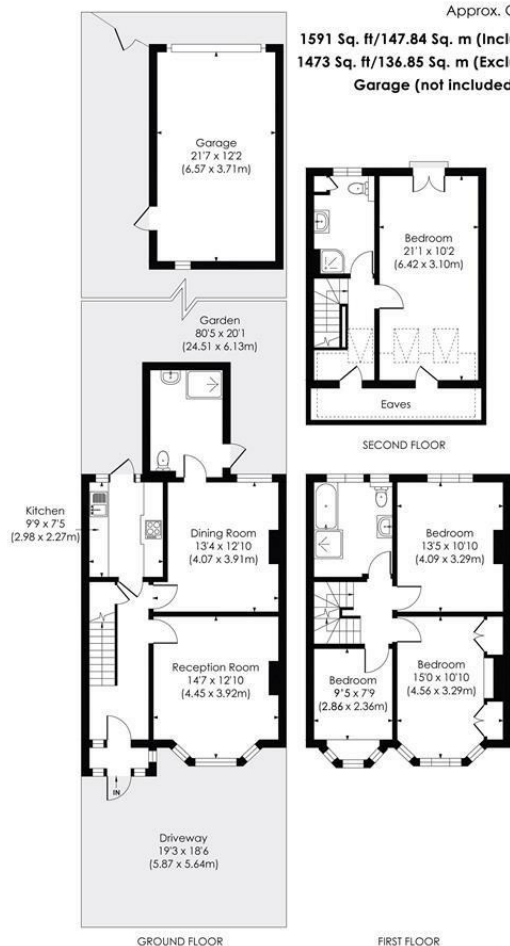
WESTCROFT GARDENS, SM4

Approx. Gross Internal Floor Area

1591 Sq. ft/147.84 Sq. m (Including Reduced Height)

1473 Sq. ft/136.85 Sq. m (Excluding Reduced Height)

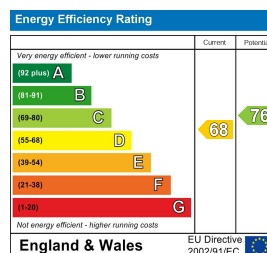
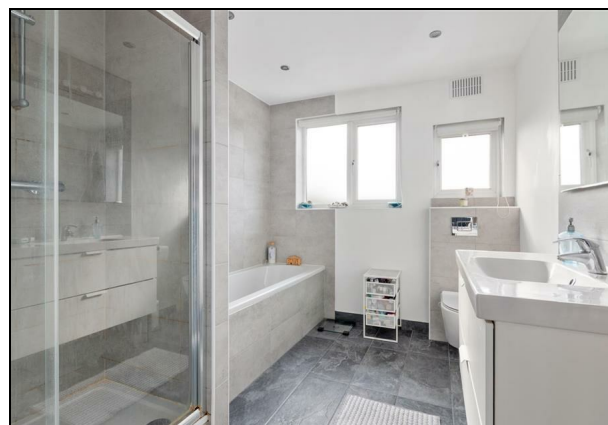
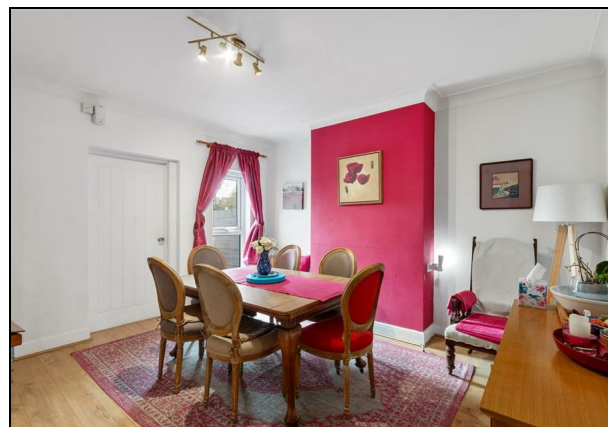
Garage (not included) 262 Sq. ft/24.37 Sq. m



pixangle
PROPERTY MARKETING

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.

- Four Bedroom 1930's Blay-Style Terraced Family Home
- In Excellent Condition Throughout
- Off Street Parking and Garage
- 80ft Landscaped Garden
- Three Bathrooms
- Walking Distance to Various Transport Links
- Desirable Schools Nearby
- Freehold
- EPC- D
- Merton Council Tax Band - E



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