



Lynmouth Avenue, , Morden, SM4 4RP

Guide Price £550,000



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DESCRIPTION

Situated on the sought-after Lynmouth Avenue, this beautifully modernised three-bedroom end-of-terrace home offers stylish, light-filled living space, a generous garden, and excellent potential for future expansion. The property has been thoughtfully upgraded throughout, including a full rewire and the installation of a new boiler, ensuring both comfort and peace of mind for the next owner.

The ground floor features an impressive open-plan living, dining and kitchen area, designed perfectly for modern living. A large bay window to the front floods the space with natural light, while French doors at the rear open directly onto the sunny garden, creating a seamless connection between indoor and outdoor living. The contemporary kitchen is fitted with a range of cream wall and base units, complemented by solid hardwood worktops and crisp white tiled splashbacks, offering both style and practicality.

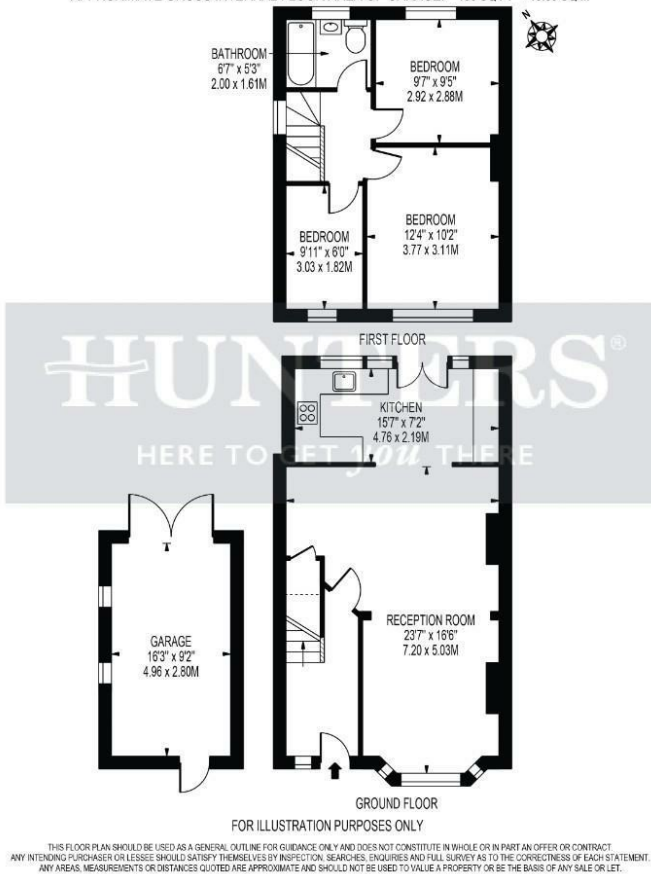
Upstairs, the property comprises three well-proportioned bedrooms, including two spacious doubles and a single room, ideal for a child's bedroom, home office or guest space. The family bathroom is finished to a modern standard, featuring a white suite with an overhead shower. Externally, the property boasts a lovely sunny rear garden, perfect for relaxing or entertaining, along with a substantial outhouse providing excellent storage or potential for a home office or studio. In addition, there is significant scope to extend into the large loft space, subject to the necessary planning permissions.

Ideally located, the property benefits from excellent transport links, with nearby stations including Morden Underground Station (Northern Line) providing direct access into Central London, as well as St Helier and Morden South for Thameslink services. Numerous bus routes also serve the area, offering convenient local connections. Families are well catered for with a selection of well-regarded schools nearby, including Malmesbury Primary School and Green Wrythe Primary.





LYNMOUTH AVENUE
 APPROXIMATE GROSS INTERNAL FLOOR AREA: 859 SQ FT - 79.84 SQ M
 (EXCLUDING GARAGE)
 APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 150 SQ FT - 13.89 SQ M



Viewings

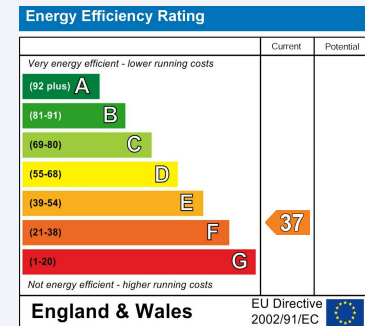
Please contact worcesterpark@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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