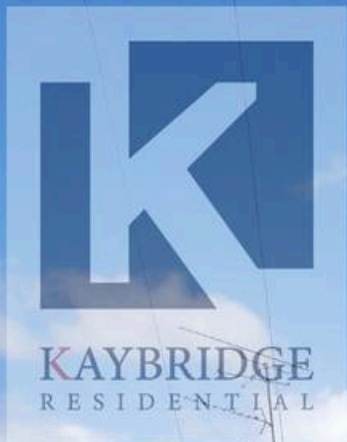
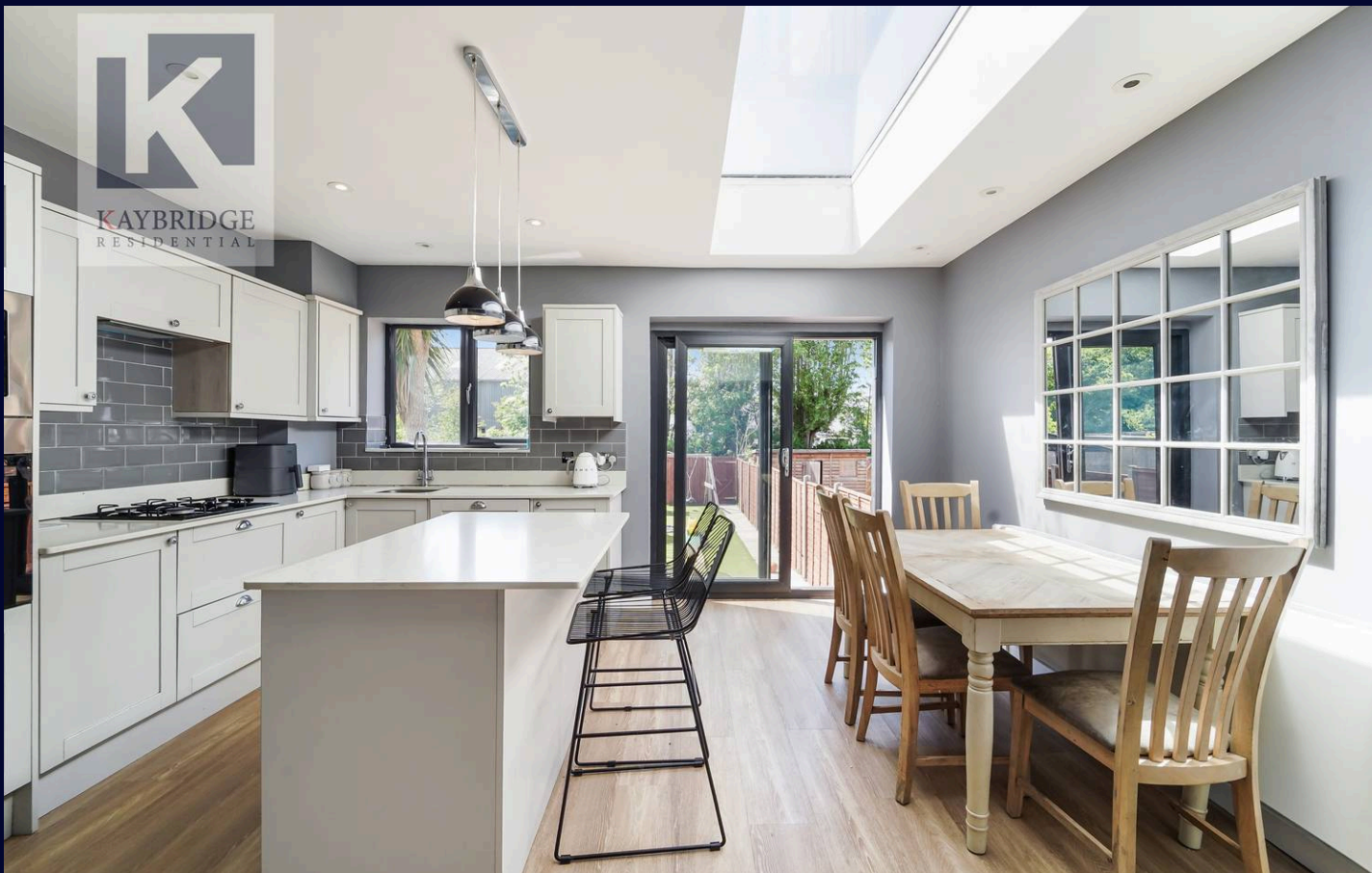




Lynmouth Avenue, Morden

Morden

In Excess of £500,000



Lynmouth Avenue

Morden, Morden

- Three-bedroom mid-terrace house
- Beautifully refurbished throughout
- Rear extension creating open-plan living space
- Stylish herringbone flooring across the ground floor
- Modern kitchen with bi-fold doors to garden
- Separate utility room & Convenient downstairs WC
- Low-maintenance rear garden with artificial (Astro) grass

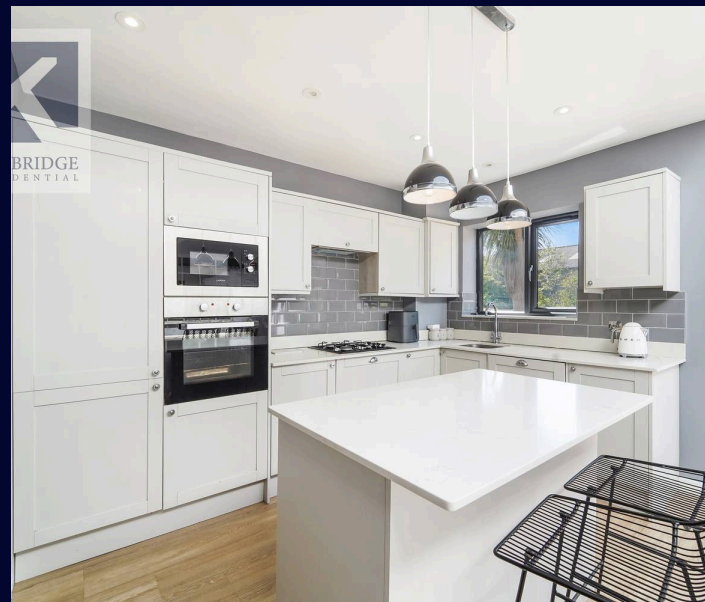
Guide Price £500,000 - £525,000

A beautifully refurbished **three-bedroom mid-terrace home**, thoughtfully extended to the rear to create a stunning modern living space, perfect for family life and entertaining.

The ground floor has been finished to a high standard, featuring **stylish herringbone flooring throughout** and a spacious open-plan layout. The rear extension provides a bright and contemporary kitchen/dining area with **bi-fold doors opening directly onto the garden**, allowing natural light to flood the space.

Further benefits include a **separate utility room** and a convenient **downstairs WC**, adding both practicality and functionality to the home.

Upstairs, the property offers **three well-proportioned bedrooms** along with a modern family bathroom, all presented in excellent condition throughout.



Externally, the property boasts a **low-maintenance rear garden with artificial (Astro) grass**, ideal for year-round use and outdoor entertaining.

Located in a popular residential area of Morden, the property is well positioned for local amenities, schools, and transport links, making it an ideal purchase for families, first-time buyers, or those looking for a ready-to-move-into home.

Council Tax band: D

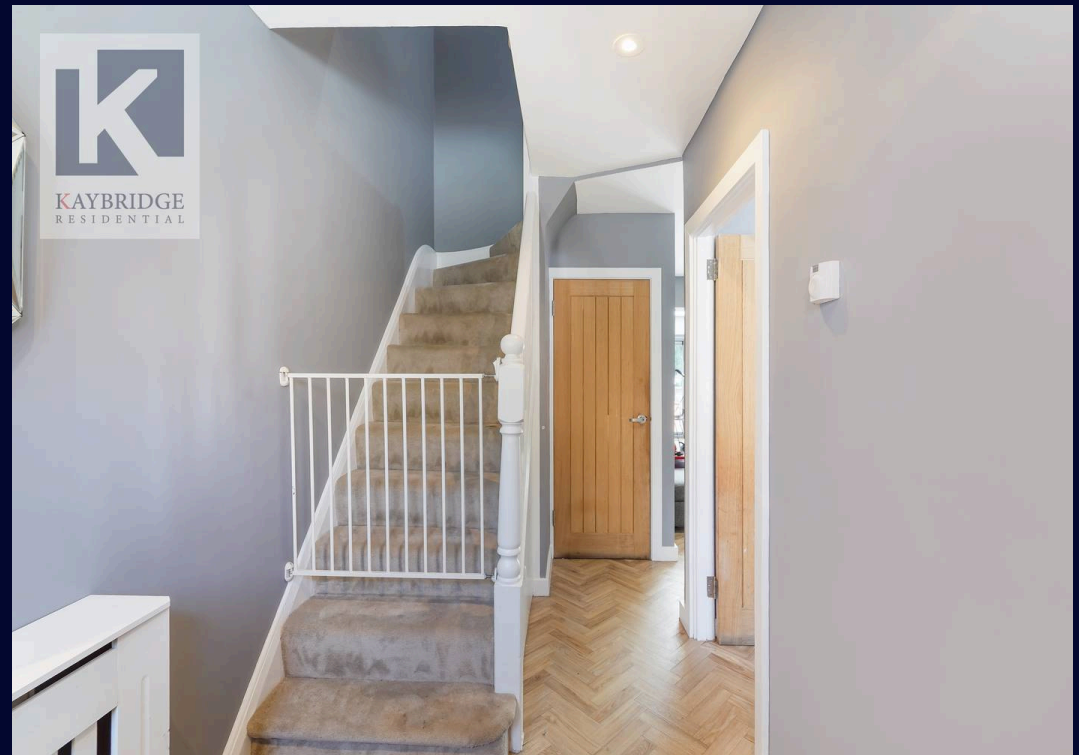
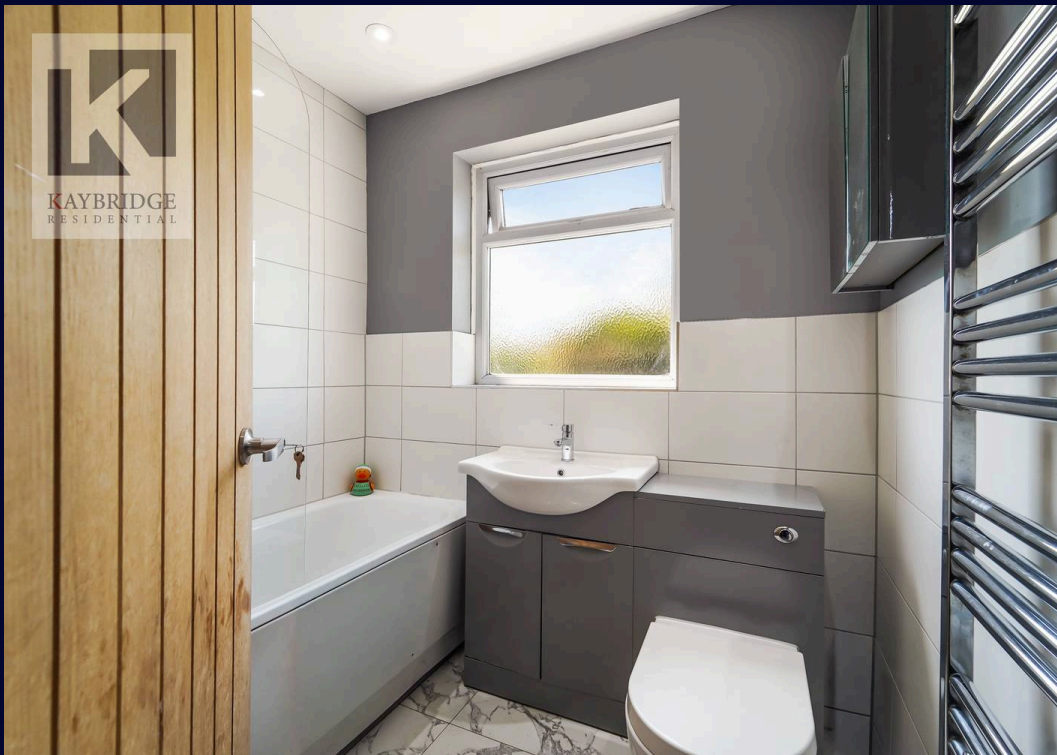
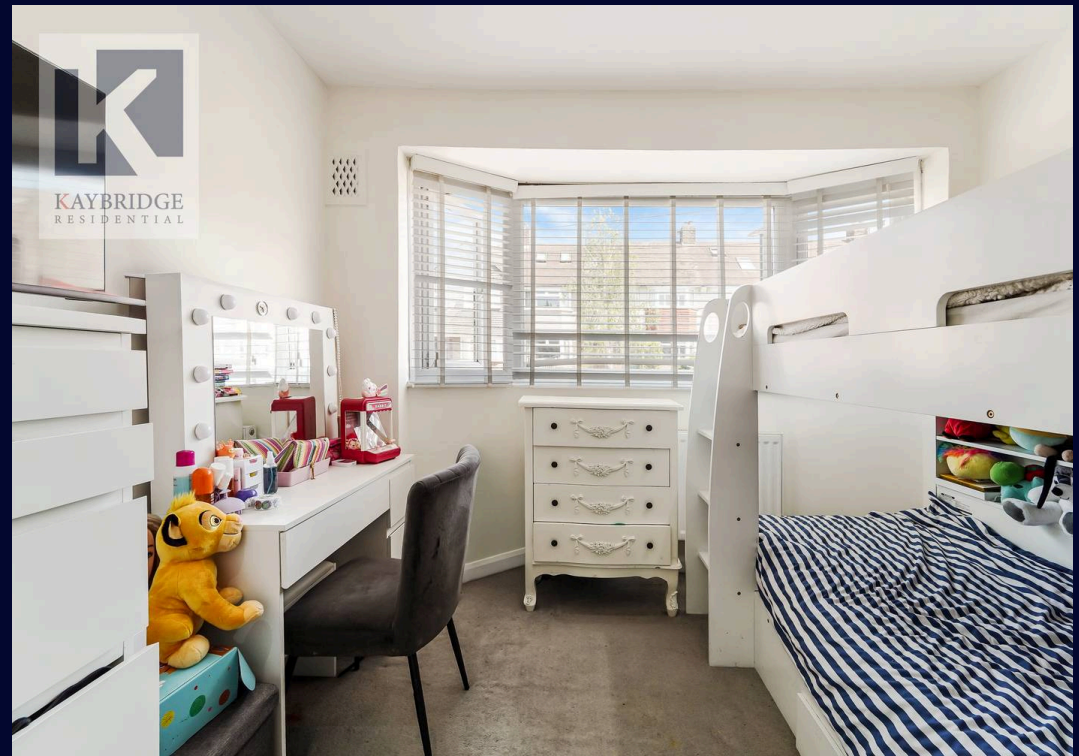
Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: F

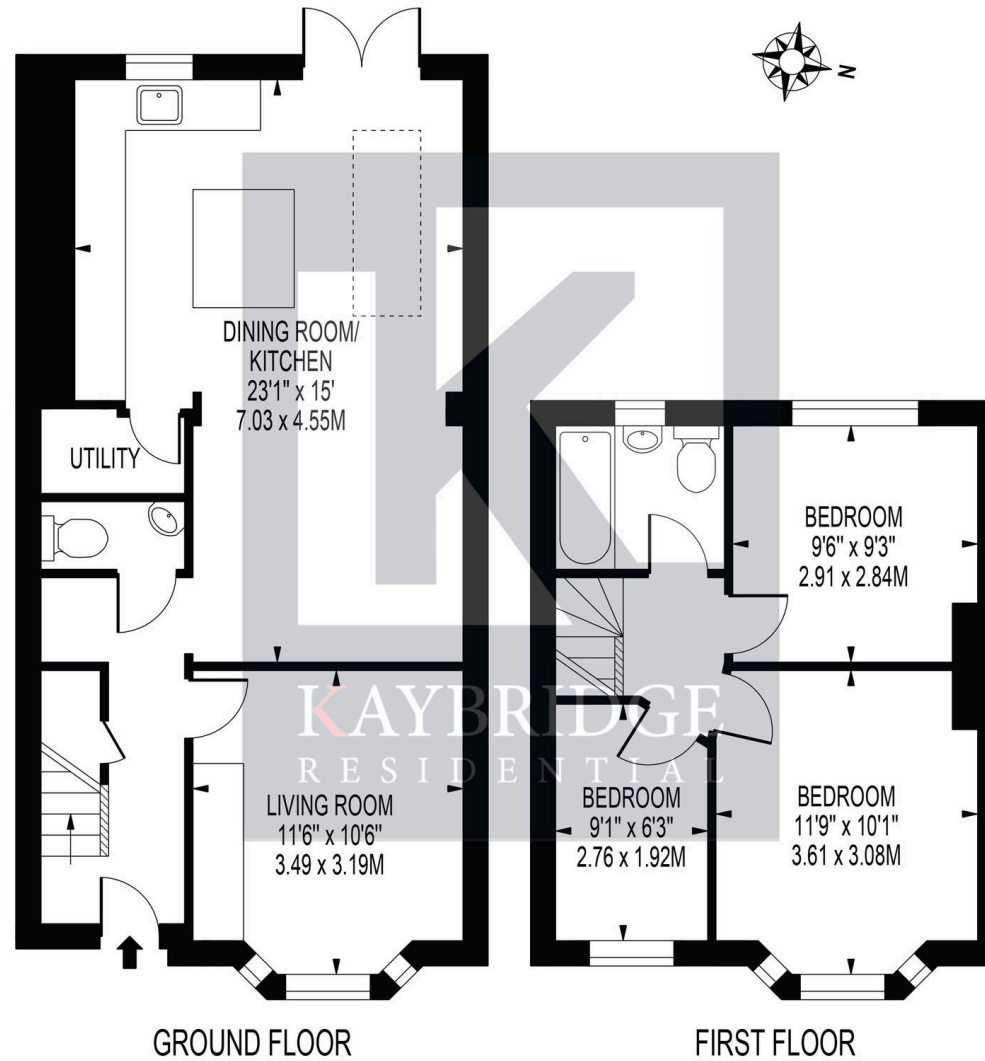
Lynmouth Avenue is a popular residential road in Morden, offering a convenient location for families and commuters alike. The property is within easy reach of Morden Underground Station (Northern Line), providing direct access into Central London, as well as nearby bus routes and road links. The area is particularly attractive for families due to its proximity to a number of well-regarded schools, including Hillcross Primary School, St Teresa's Catholic Primary School, and Rutlish School, all within easy reach. Local amenities, shops, and supermarkets are close by, along with green open spaces such as Morden Hall Park, offering excellent outdoor leisure opportunities. This location combines strong transport links, good schools, and local convenience, making it a highly desirable place to live.





LYNMOUTH AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 870 SQ FT - 80.86 SQ M



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